



35 New Borough, Wimborne,
Dorset, BH21 1RB

A double-fronted Edwardian 4
bedroom detached house with off
road parking, a south facing
garden and a self-contained
annexe, situated just over 1 mile's
level walk from Wimborne Square.

ASKING PRICE: £725,000
FREEHOLD



Christopher
Batten

in association with

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Built in 1910 and extended in 2002, the house is conveniently situated in an established residential road in a conservation area, enjoying easy access to walks along the River Stour, and many of Wimborne's town centre amenities.

The property offers scope for improvement and benefits from gas central heating to the ground floor, electric heating to the first floor, UPVC double glazing, original features including high ceilings and panelled doors, a self-contained 1 bedroom ground floor annexe, a driveway providing ample off road parking, and a large, south facing rear garden.

There is an enclosed entrance lobby with a quarry tiled floor extending through to the reception hall which has an under stairs cupboard and leads to a shower room.



4



5



3



There are 2 well proportioned reception rooms – a dining room with a wood burner, and a sitting room with a gas fire and access to a sun room (with double doors to the garden.)

There is a large kitchen/breakfast room with airing cupboard housing gas central heating boiler, range of units and worktops, space and plumbing for dishwasher and washing machine, space for upright fridge-freezer and free standing cooker, and door to the rear garden.

On the first floor there is a split level galleried first floor landing. Bedroom 1 is a spacious room with windows to both the front and the rear. Bedroom 2 is a double room, bedroom 3 has steps down to a lower level, a vaulted ceiling and a fitted storage cupboard, and bedroom 4 has a loft access.

There is also a spacious bathroom with half panelled walls and a built-in storage cupboard.



At the side of the house, an independent door leads to the annexe, which comprises a kitchen, a central hallway, a shower room, a double bedroom (with wardrobe recess and double doors to the garden) and a living room with double doors to a conservatory (which has French doors to an adjacent patio.)

To the front of the house there is a low garden wall with a pedestrian gate, and a brick pillared driveway providing off road parking. Double gates lead to the large, south facing rear garden which is principally lawned with established shrubs, a timber shed, and a gate to an uncultivated section of garden.

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.





DISCLAIMER:

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There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed south along Poole Road, passing the Coach & Horses pub on the left. Turn left into New Borough, and the property can be found on the right hand side before the left hand turning to Avenue Road.

Council Tax: Band D.

Council Tax Annex: Band TBC

EPC Rating: Band D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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