



Belmont  
38 Oakley Hill  
Wimborne, Dorset, BH21 1QH

A substantial older style 3/4 bedroom detached family house standing in delightful, well maintained gardens, on the favoured Oakley Hill, close to lovely riverside walks, within walking distance of Wimborne town centre.

PRICE: £700,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth

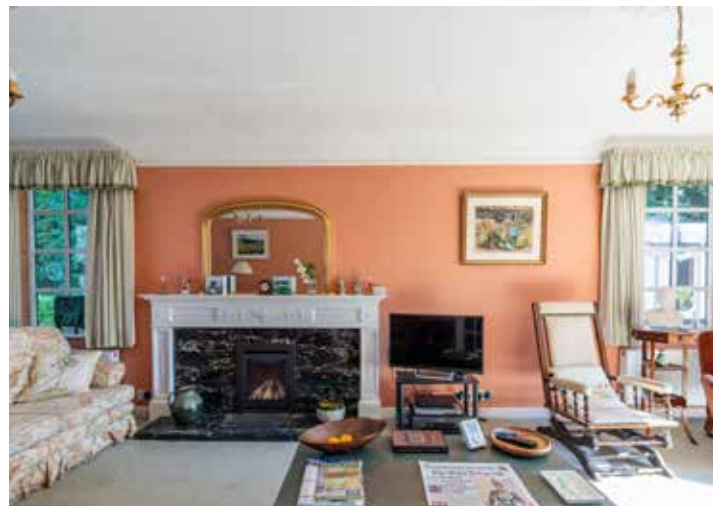


Originally built as a 4 bedroom house in 1938 and substantially extended in the 1980s, the property is currently arranged with 3 large first floor bedrooms, but the original layout could easily be reinstated. Belmont also offers great potential for extension, subject to planning consent, including the conversion of the large integral garage/workshop.

Traditionally built, the property has facing brick elevations with an attractive porch and bay windows, under a concrete tiled roof with 2 tall brick chimneys.

An enclosed entrance porch with a hardwood front door leads to an L-shaped entrance hall with understairs storage space, cloakroom, and door to a utility room.

A pair of glazed double casement doors leads through to the triple aspect sitting room featuring a superb, granite fireplace (with ornate timber surround, mantel, and raised marble hearth), attractive bay window, and sliding patio doors lead out to the garden and terrace.



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  2



There is a separate dining room presently used as a study with an attractive bay window, fitted gas fire, and picture rail.

The kitchen/breakfast room comprises (in the kitchen area) a good range of units, solid oak working surfaces, twin bowl sink, space for table and chairs, quality flooring, Aga range cooker (electric), concealed extractor, space for fridge, and a lovely outlook over the rear garden. An archway leads to the breakfast room which has space for table and chairs, dresser, and a walk-in larder. There is a large utility room with a stainless steel sink unit, worktops, units, space for white goods, coat hanging area, large walk-in cupboard, and doors to the garage, front driveway and garden.

The first floor landing has an airing cupboard housing a pressurised hot water cylinder. The large, double aspect, principal bedroom (formerly 2 bedrooms) has a superb view over the garden, dressing area (with an excellent range of full height wardrobes), and an en suite shower room comprising an enclosed shower cubicle, vanity wash basin, and WC. Bedroom 2 is a good sized double bedroom overlooking the front garden, and bedroom 3 overlooks the rear garden.



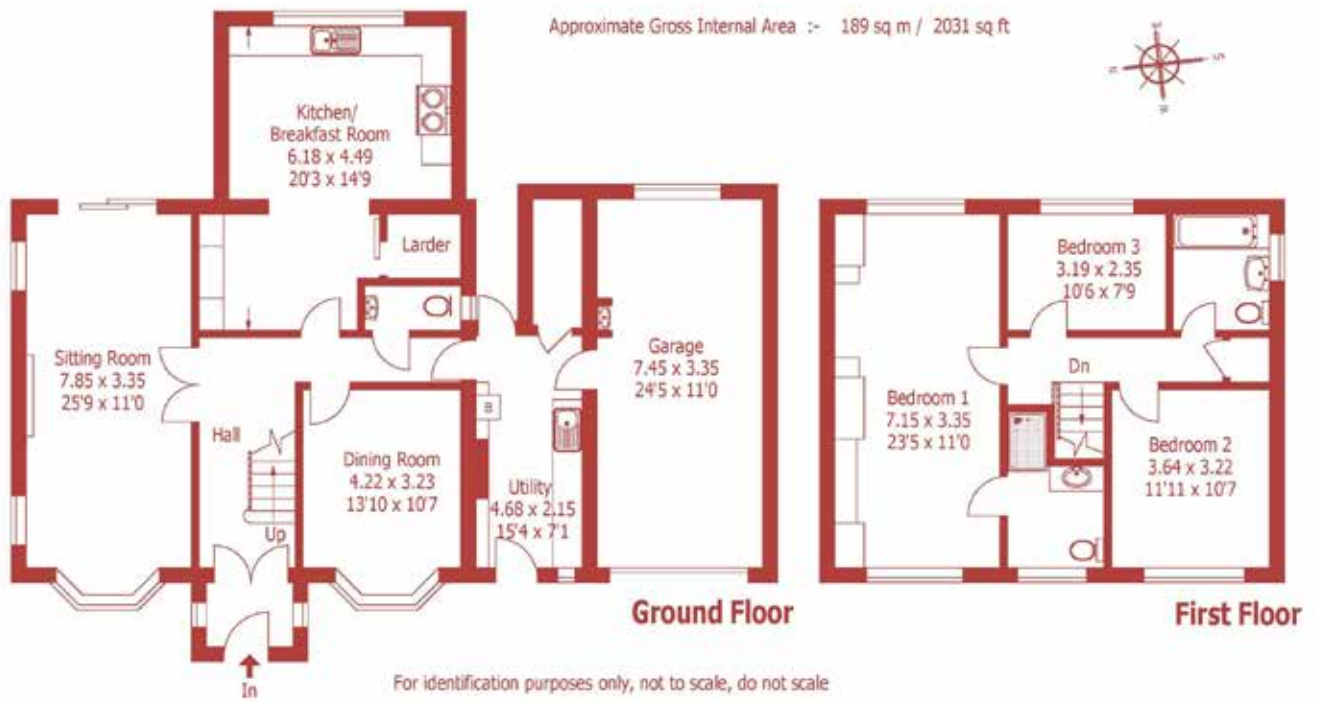
The family bathroom has a cast bath (with shower over), pedestal wash hand basin, WC, and towel rail.

Belmont is approached from the highway via an in-and-out tarmac driveway leading to a semi-integral garage/workshop with an up-and-over door, full height ceiling, and a window to the rear elevation. The front garden is enclosed by a low, brick capped wall, with mixed hedgerows on both sides, and a large lawn area having a central rose bed with an acer. To the side of the house, there are double gates leading to a parking area ideal for boat/caravan/motorhome etc.



The rear garden is an outstanding feature of the property enclosed by high conifer hedgerows, with a well maintained, gently sloping lawn with steps leading down to a large, full width entertaining terrace and BBQ area. There is a large and most colourful rose bed with other specimen shrubs, greenhouse, garden shed, timber workshop, summerhouse, and to one corner of the garden, there is a raised sun terrace.





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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. 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 town centre, proceed south along Poole Road and over Canford Bridge onto Oakley Hill. Belmont, 38 Oakley Hill can be found immediately on the left hand side, next to the lodge, just before the junction with Whitehouse Road.

**Council Tax:** Band F

**EPC Rating:** Band E







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