



1 Harleston Villas  
St Johns Hill, Wimborne  
Dorset, BH21 1DB

A warm and charming 3 bedroom semi-detached Victorian home set in a small residential cul-de-sac just off the popular St Johns Hill, within a short level walk of the many amenities in Wimborne town centre.

PRICE GUIDE: £500,000 - £525,000  
FREEHOLD



Christopher  
**Batten**

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This charming home has been renovated and developed by its current owners to offer 3 double bedrooms, a large reception room, plus a kitchen and utility/cloakroom.

The gardens offer a sunny, tranquil escape from the town centre of Wimborne, with ample off-road parking to the side, and the possibility to extend, subject to planning permissions.

You enter the property via a recessed brick porch into a wonderfully charming entrance hall, which gives access to both the main reception room and the kitchen.

The main reception room has a feature fireplace with inset log burner, a square bay window, and ample space for both a living and dining area.



 1  3  1



The kitchen has a range of storage cupboards with wooden worktops, as well as space for a dishwasher, washing machine, fitted oven and grill, gas hob, and extractor fan above. An archway leads through to the utility area, which has additional storage, sink, space for a fridge freezer, door to a cloakroom, and a door leading out to the garden.



From the entrance hall, there are stairs rising to the first floor where you'll find 2 large double bedrooms and a bathroom.

The main bedroom has two front-aspect windows and a range of fitted wardrobes and fitted storage. The second bedroom has a rear aspect and a feature fireplace.

There is also a recently modernised family bathroom with all modifications keeping to the Victorian era, providing both a large clawfoot bath and a separate walk-in shower.



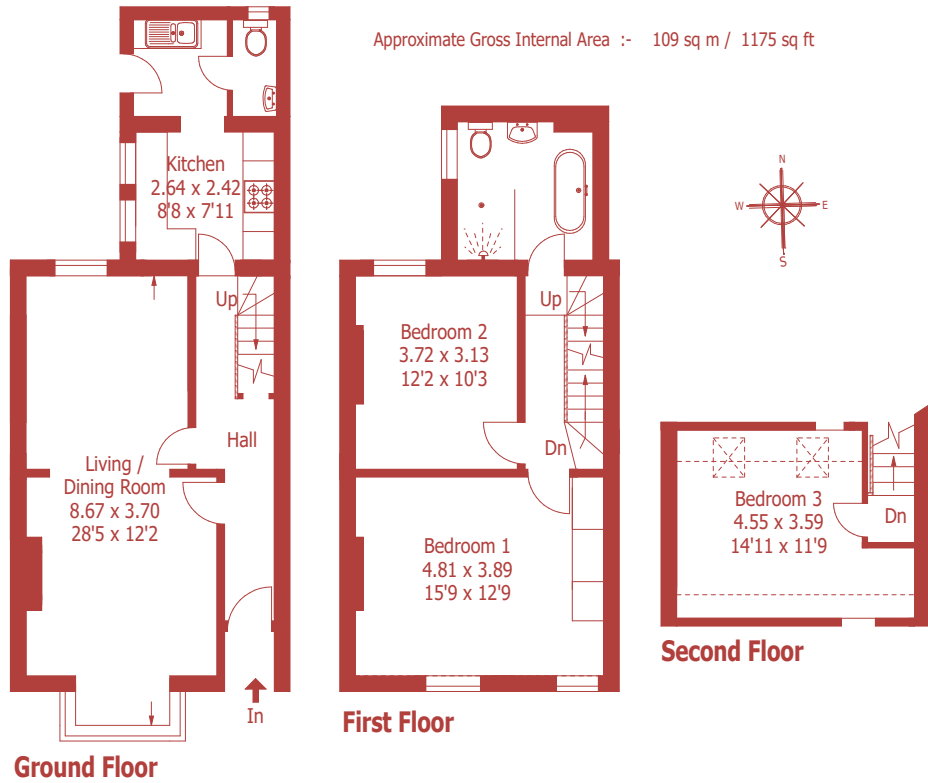


From the landing, stairs rise to a second floor loft conversion, which provides a large third double bedroom with two Velux windows giving ample natural daylight, and you also have under eaves storage.

The garden has a raised lawn with mature rockery and embankment style borders providing both privacy from St Johns Hill and brushes of colour. There is also a Dutch style wooden barn for additional storage, and a 5-bar gate leads down the side of the property providing off-road parking for several vehicles.

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.





For identification purposes only, not to scale, do not scale



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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 town centre, proceed east along Leigh Road. At the crossroads with St Johns Hill and Avenue Road, turn left into St Johns Hill, and take the first turning on the right.

**COUNCIL TAX:** Band D

**EPC RATING:** Band E











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