



Acacia House  
2 Oakley Road

Wimborne, Dorset, BH21 1QJ

A spacious, well presented 4/5 bedroom (3 of which are en suite) detached family house with separate studio and ideal for multigenerational living, for sale with NO FORWARD CHAIN.

ASKING PRICE: £645,000 FREEHOLD

Council Tax: Band G

EPC Rating: Band D



Christopher  
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in association with

Winkworth



Sympathetically altered and extended in recent years to provide flexible accommodation, and situated in an established residential road with easy access to Wimborne town centre (1.5 miles away). The house stands on a large corner plot incorporating landscaped gardens on 3 sides, off road parking for 3 vehicles and a substantial detached double garage with a first floor studio ideal for a home office/hobbies room.

The property benefits from gas central heating and UPVC double glazing and is situated close to delightful walks along the banks of the River Stour. Bus services to Wimborne, Poole and Bournemouth pass nearby.

An arched integral entrance porch leads to a reception hall with under stairs cupboard. There is a study/bedroom 5, and a dual aspect sitting room (with fireplace, inset gas fire and bay window to the front).





Double doors give access to a dining room with a glazed serving hatch to the kitchen and folding glazed doors to the conservatory (which has a casement door to the front garden).

A rear hallway (with space and plumbing for washing machine) leads to a porch with door to the rear garden. There is an extended kitchen/breakfast room with a range of high gloss contemporary style units, Neff double oven, Whirlpool induction hob, cooker hood above, space and plumbing for dishwasher, space for fridge-freezer, vaulted ceiling with skylight in the breakfast area, and casement door to the rear garden.

Bedroom 4 has an attractive square bay window and an en suite (with shower, WC and wash basin).

From the reception hall, stairs with a 3-quarter landing lead to a galleried first floor landing with airing cupboard and access to roof space.



Bedroom 1, which is large enough for a double and 2 single beds, has a dual aspect, an attractive bay window and an en suite (with vanity unit, wash basin, WC, shower and fully tiled walls). Bedroom 2 has a vanity unit with wash basin, and bedroom 3 has an en suite (with shower, wash basin, WC and fully tiled walls). The family bathroom has bath, concealed cistern WC, wash basin, skylight and fully tiled walls, and there is a separate shower room (with shower, WC, electric shaver point and fully tiled walls).



A driveway provides off road parking for 2 vehicles and leads to a substantial double garage with electric door, lighting, power points, personal side door, and under stairs cupboard. Stairs lead to a first floor studio suitable as a home office/hobbies room with walk-in store cupboard, skylights and electric heating. There is also additional off road parking for 1 vehicle close to the front door.

Beautifully landscaped gardens extend to 3 sides of the house.





Approximate Gross Internal Area :- 206 sq m / 2222 sq ft  
Garage / Studio Approximate Gross Internal Area :- 65 sq m / 703 sq ft



**DISCLAIMER:**

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The lawned front garden has flower and shrub borders and a pond, and the well stocked rear garden has lawns and a circular patio.

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:** 1.5 miles from Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Near the top of the hill, just before the traffic lights, turn left into Oakley Road. The property can be found on the right hand side.







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The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

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