



21 Wesley Road
Wimborne, Dorset, BH21 2PG

A beautifully presented, split level detached 4 bedroom house with stunning, far reaching, southerly views towards the coastline, under 1 mile from Wimborne town centre, and offered for sale with NO FORWARD CHAIN.

PRICE GUIDE: £825,000
FREEHOLD

Council Tax: Band F

EPC Rating: Band D



Christopher
Batten

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This individual contemporary style property has been well maintained, and in recent years has been refurbished to a high standard of specification. The property is orientated to take full advantage of the beautiful views, and provides versatile, light and airy accommodation featuring a sitting room (with a high vaulted ceiling, wood burner and a rear balcony), study (with fitted office furniture), delightful open plan kitchen/dining room (with bifolding doors to the large, south facing garden terrace), large hobbies room/bedroom 4, and refurbished bathrooms. It benefits from gas fired central heating, UPVC double glazing, some oak engineered flooring, oak faced internal doors, water softener, and security alarm.

Situated at the head of a small residential cul-de-sac, in this highly favoured residential area, the property has a deceptive appearance with panoramic, southerly views to the rear across Wimborne and towards the coastline.

A covered entrance way with a front door leads through to the main reception hall with a vaulted ceiling and a



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double coats/storage cupboard. The dual aspect sitting room features a high vaulted ceiling, brick fireplace (with inset wood burner), and a door to the balcony enjoying beautiful views. From the sitting room, a glazed oak framed door leads to a study fitted with an excellent range of office furniture.

The central hallway has oak engineered flooring and a high ceiling, with a short flight of steps leading to a lower level where there is a superb open plan kitchen/dining room. From the dining area, bifolding doors lead out to the south facing garden terrace. The kitchen comprises an excellent range of Shaker style units, peninsular breakfast bar, worktops, 1.5 bowl china sink, Stoves gas hob with cooker hood above, Neff electric double oven and grill, fridge/freezer, Samsung microwave, Beko dishwasher, airing cupboard, and recessed lighting. In addition, there is a separate utility room with cupboards, sink, Bosch washing machine, wall mounted Glow-worm boiler, shelved recess, door to side entrance, steps and door to the garage.

From the central hallway, there are 2 bedrooms (one of which has a built-in cupboard), and a recently refurbished family bathroom (with bath and shower over).



A short flight of stairs lead to the upper landing, where there is the principal bedroom enjoying outstanding views towards the coastline, with an excellent range of bedroom furniture and a spacious en suite shower room comprising a vanity unit with twin sinks, WC, and a large, corner shower. From the upper landing, there are steps to the hobbies room/bedroom 4 with a sloping ceiling, 4 skylights, and level access to loft storage space.

There is a good sized integral garage with an electrically operated door, lighting and power points, range of steel shelving, side door, water softener, and access to loft storage space (with a fitted light).

A block-paved driveway provides ample off-road parking and has a central, raised gravelled shrub bed. To either side of the property, there is a single and set of double gates which gives access to the rear garden. Through the double gates, there is an additional paved driveway ideal for the secure parking of a boat/caravan etc.

The rear garden is terraced with a large, paved garden terrace ideal for al fresco dining, and steps lead to a raised balcony taking full advantage of the lovely views.





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



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There is a lower lawn with well stocked flower and shrub borders. The garden affords a large degree of seclusion which is enclosed by timber fencing, with an outside tap and a large, timber garden shed.

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, proceed up Rowlands Hill to the St John's Hill roundabout and take the second exit into Cranfield Avenue. Continue along Cranfield Avenue which then becomes Wesley Road. Take the last turning on the right hand side before Beaucroft Lane, and number 21 can be found at the head of the cul-de-sac.







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