



84 Cuthbury Gardens  
Wimborne, Dorset, BH21 1YB

A beautifully presented 4 bedroom detached family home set in a cul-de-sac location, on the fringe of Wimborne town centre, with a superb kitchen/dining/family room, off-road parking, an attractive walled-in rear garden and a garden room ideal for a home office/studio.

PRICE GUIDE: £525,000  
FREEHOLD



Christopher  
**Batten**

in association with

Winkworth



The property benefits from an electric heating system, and has been tastefully modernised by its current owners. The former garage now forms part of the internal space of the kitchen/dining/family room, but has retained an up-and-over door to the front which now forms a useful store ideal for bikes and additional storage, with a courtesy door to the kitchen.

As you approach the property, there is an attractive front garden with well stocked flower beds, and a driveway providing off road parking to the side of the property.

The side front door leads to a reception hall where there is access to all ground floor rooms, as well as a cloakroom, an understairs storage cupboard, and stairs to the first floor.



 2  4  2



The generous sized living room features an attractive window to the front elevation, a hardwearing floor, and an archway opens through to the kitchen/dining/family room.

The superb kitchen/dining/family room is a feature of the property running the full width of the house ideal for entertaining, with bifolding doors to the enclosed rear garden. The kitchen comprises a range of units, built-in oven and microwave, hob with extractor over, dishwasher, and an island unit offering additional storage, wooden butcher's block finish worktop, and is a focal point separating the kitchen from the dining/family area.

From the reception hall, stairs lead to the first floor landing where there is a good sized airing cupboard.



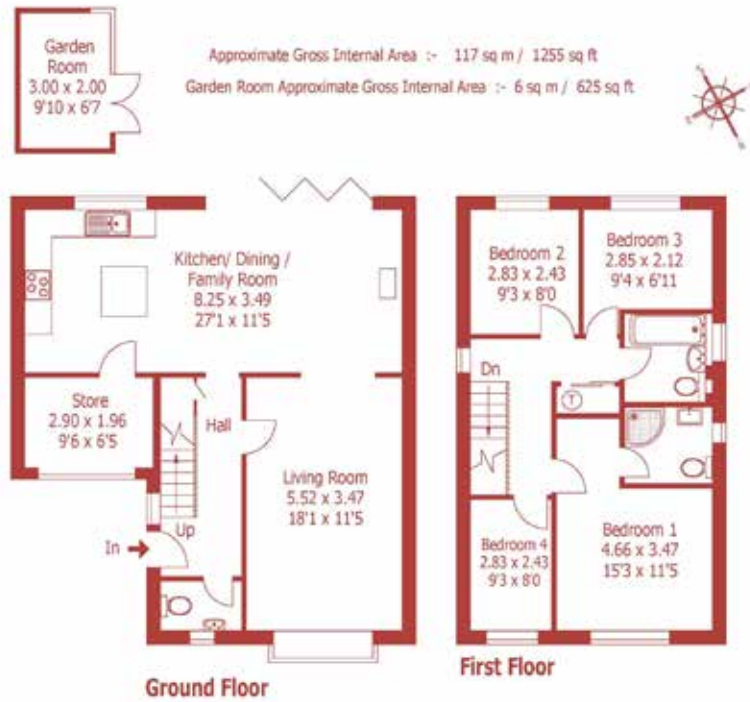
The generous sized main bedroom has enough space for a super king sized bed and furniture, with an attractive, fully tiled en suite shower room.

Bedrooms 2 and 3 are to the rear elevation, and bedroom 4 overlooks the front which is currently used as a home office.

The attractive walled-in rear garden is largely laid to lawn with flower borders, a corner seating area, and a garden room ideal for a home office/studio (with lighting and power) or a quiet space within the garden to relax. There is a pathway and gate to the side of house giving access to the front of the property.

Location: 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



**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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 our offices, proceed up East Street, which leads into King Street, passing the Model Town on the left. At Pye Corner roundabout, take the second exit, towards Blandford, into Victoria Road. Take the first turning on the left into Cuthbury Gardens, then turn right, and number 84 can be found on the left hand side.

COUNCIL TAX: Band E

EPC RATING: Band D







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)

Christopher  
**Batten**

in association with

Winkworth