



Magnolia Cottage, 32 Oakley Hill  
Wimborne, Dorset, BH21 1QH

An attractive detached chalet style home offering flexible accommodation, mature gardens, a double garage, and first floor views over water meadows, set less than a mile from Wimborne town centre.

**ASKING PRICE: £575,000**  
**FREEHOLD**



Christopher  
**Batten**

in association with

Winkworth





This charming red brick property includes ground and first floor bathrooms and a glazed breakfast room extension and retains character features including some picture rails and coved ceilings. There is gas central heating, and the modern UPVC double glazed windows have feature leaded glazed inserts.

From Oakley Hill, a pedestrian gate with a tiled canopy leads to the beautifully stocked front garden. Vehicular and alternative pedestrian access is from Whitehouse Road. Steps lead up to the arched open-fronted porch.

A long entrance hall gives access to the light, dual aspect lounge/dining room which has an electric fire set in a fireplace surround, a porthole window and attractive bay windows to the front and side, giving attractive views. Another bay window can be found in the bedroom to the front of the ground floor.





Behind this is another double bedroom/office (with fitted wardrobes), and beyond that, a modern shower room.

The kitchen has ample cupboards and work-tops, Neff double oven and grill, Zanussi gas hob and space for washing machine. It opens out into a glazed extension providing a delightful breakfast room overlooking the pretty garden, with a door to outside.

The first floor landing has an airing cupboard (with shelving and hot water tank) and leads to a large principal bedroom with 2 dormer windows giving an outstanding view over the rooftops to the water meadows of the River Stour and Wimborne town centre beyond. The bedroom features an excellent range of built-in wardrobes and cupboards, one of which has a hidden doorway through to a superb under-eaves storage area acting as a useable loft space. 2 further doors lead to even more storage space.



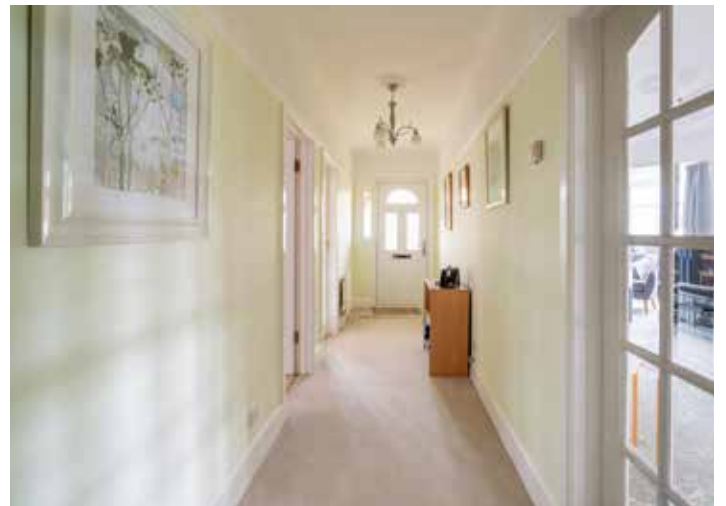


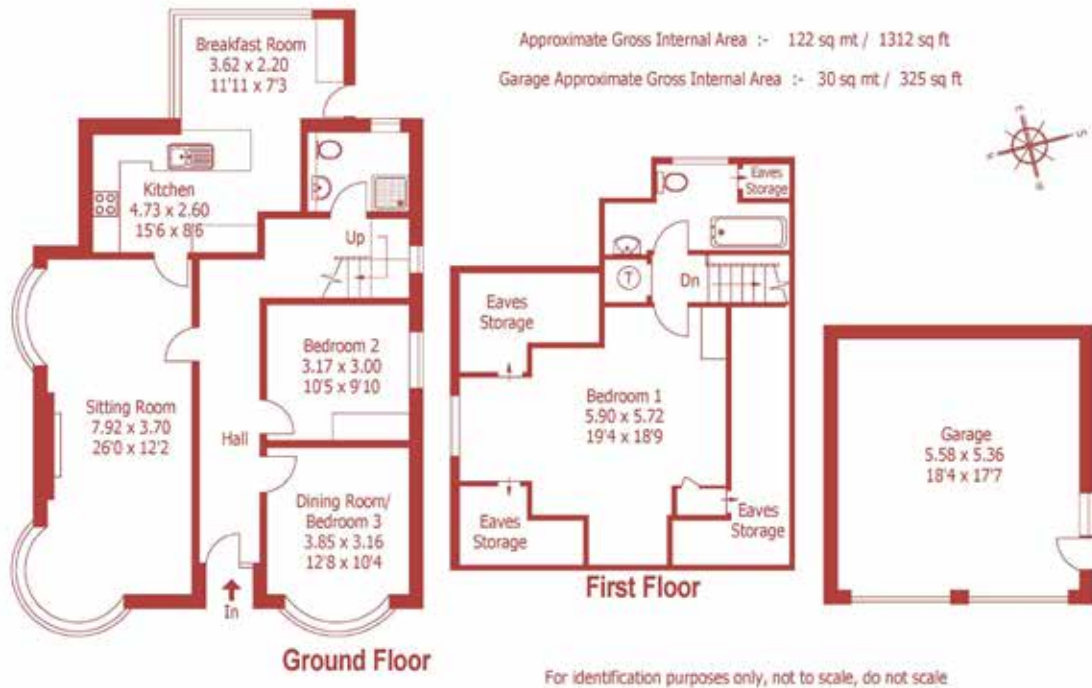
Opposite the bedroom is a bathroom with bath (shower over), wash basin and WC.

The well stocked, mature gardens have clearly been loved, and feature colourful borders, a greenhouse, a patio with gazebo over, and a timber shed with power and lighting. There is access down both sides of the property via 2 timber gates leading to raised beds.

From Whitehouse Road, there is off road parking for 2 vehicles, leading to a brick built double garage with pitched tiled roof, power and lighting.

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.





**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 Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. The property can be found on the left hand side, at the junction with Whitehouse Road.

**COUNCIL TAX:** Band E

**EPC RATING:** Band D











Christopher  
**Batten**

in association with

Winkworth