



Christopher
Batten

in association with

Winkworth

Redcotts View, 11 Westfield Close
Wimborne, BH21 1ES

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An impressive, beautifully appointed 4 double bedroom detached house in a sought after cul-de-sac of detached character homes, backing onto Redcotts Park and within a short walk of Wimborne town centre.

ASKING PRICE: £1,195,000
FREEHOLD

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Having been extended and refurbished to a high specification in recent years, Redcotts View is now an immaculately presented family home offering spacious, well proportioned accommodation, a garage and extensive off road parking on a brick paved drive.

A tranquil, modern entrance hall with herringbone flooring leads to a large, well proportioned lounge with a striking panelled wall (with inset lights), a matching TV space opposite, 2 sets of shuttered windows and a recessed log burner on a slate hearth.

A study (with shuttered window) overlooks the driveway, and there is a utility/boot room with door to side courtyard, and space for freezer, washing machine and tumble dryer.

The herringbone floor continues through to the stunning kitchen/dining/family room which is part of an extension added by the current owners. Large, triple track glass doors bring the outside in, flooding the room with light, as does the glass roof above the kitchen. Further doors give access to a side terrace and the rear of the garage.



3



4



2

The kitchen features quartz work surfaces, stylish neutral units and a large island/breakfast bar. The impressive integrated appliances include 2 ovens, one of which includes a microwave, plate warmer, a larder fridge, a dishwasher, a wine cooler, hot tap, and an electric induction hob. There is a large pantry cupboard, and a cupboard containing the manifolds for the under floor heating.

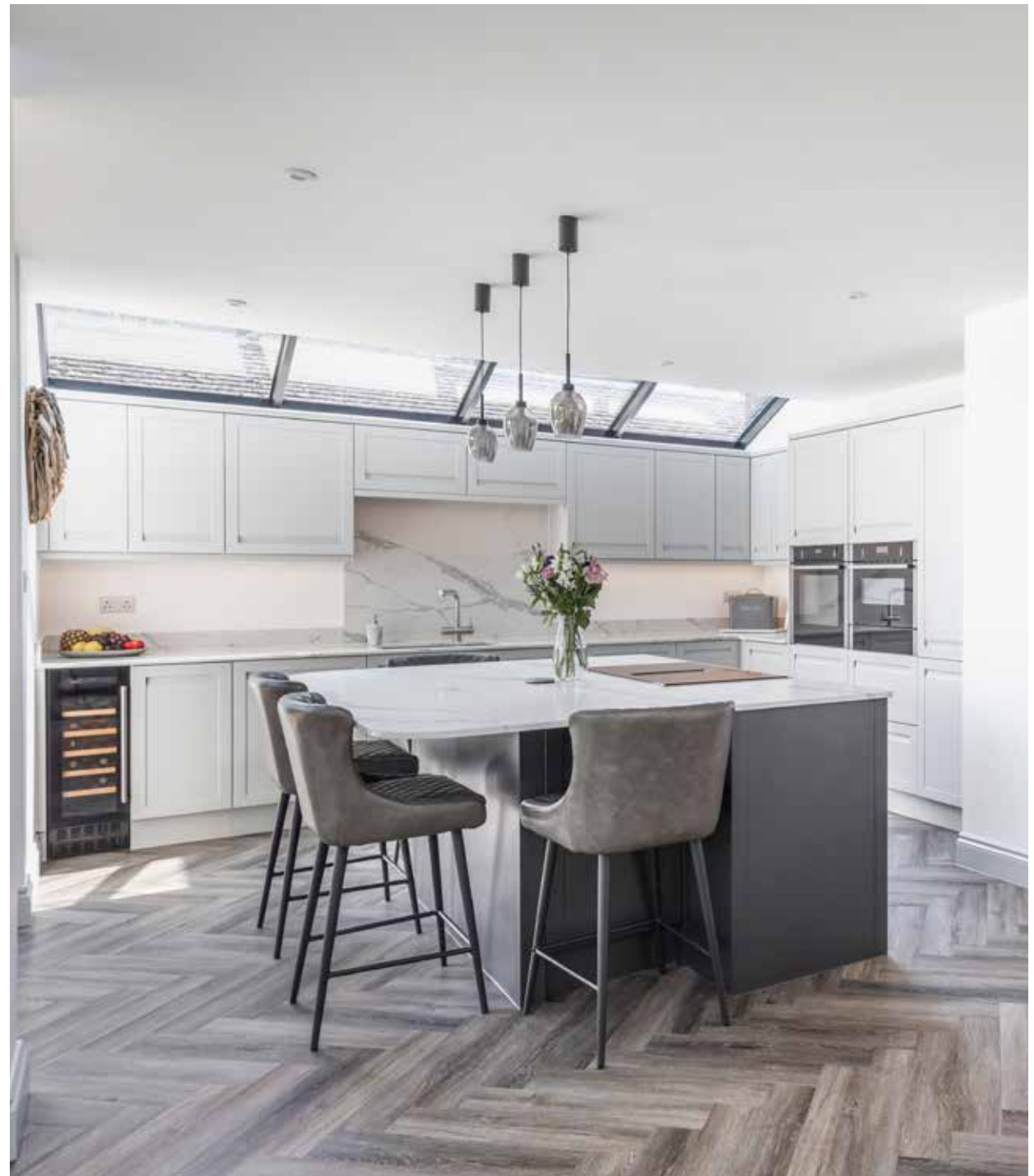
The first floor landing has automatic lighting, a feature light over the stairwell, a retractable wooden ladder to the insulated and partly boarded loft, and an airing cupboard housing a recently fitted gas central heating boiler.

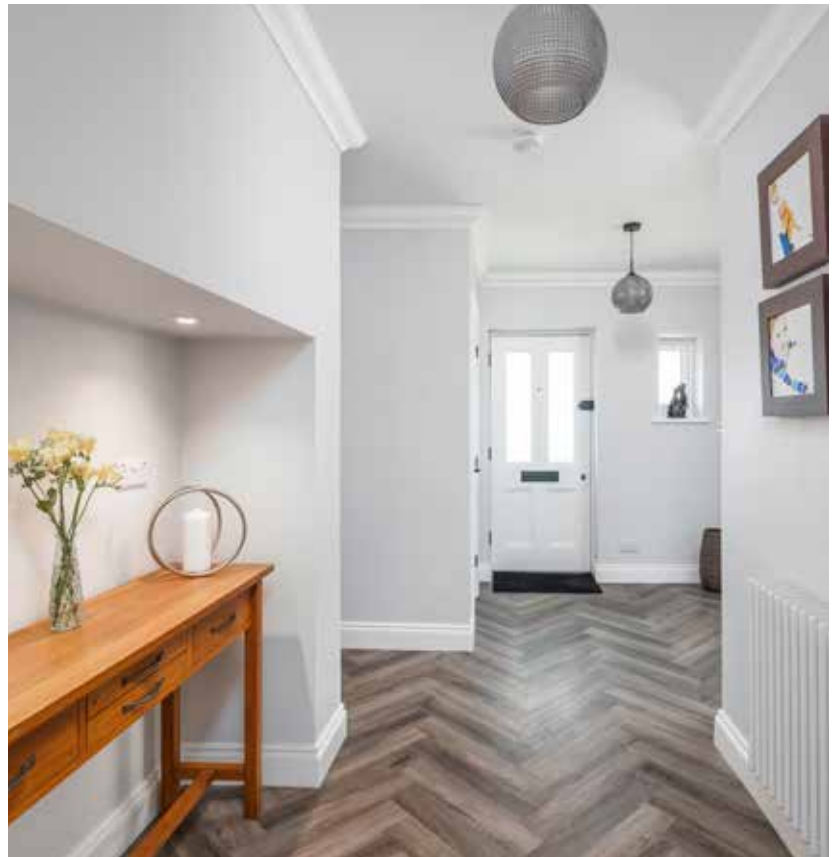
Bedroom 1 is a large double room with shuttered windows to the front, a panelled feature wall, a beautifully fitted dressing area, and a contemporary en suite shower room with a rooflight.

Bedrooms 2 and 3 have large fitted wardrobes and views over the garden and Redcotts Park beyond.

Bedroom 4, to the front, has shuttered window, and there is a large, luxury family bath/shower room with a storage cupboard.

The garage is currently used as a storage area and gym space with power and lighting.







The rear garden is a very private space with dedicated areas to catch the sun. Surrounded by a tall mature hedge, it is mainly laid to lawn with patio and terrace areas for relaxation. A side gate leads to an area ideal for storage, offering security for pets and giving access to the utility/boot room.

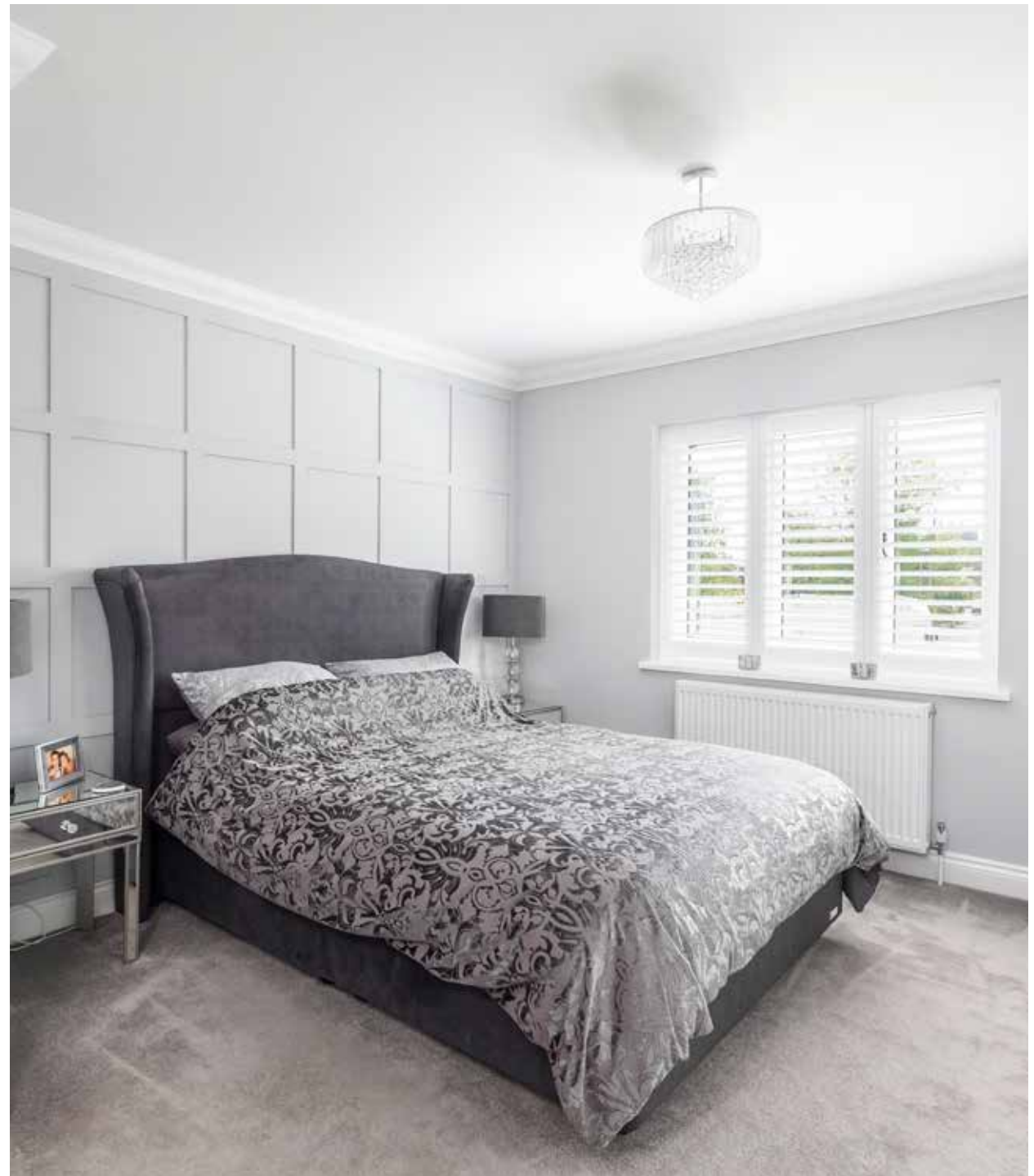
In 2021, permission was granted by Wimborne Minster Town Council to install a gate into the park under a licence agreement with an annual fee at the time of £50. The next owners would need to apply for their own licence.

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. 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.

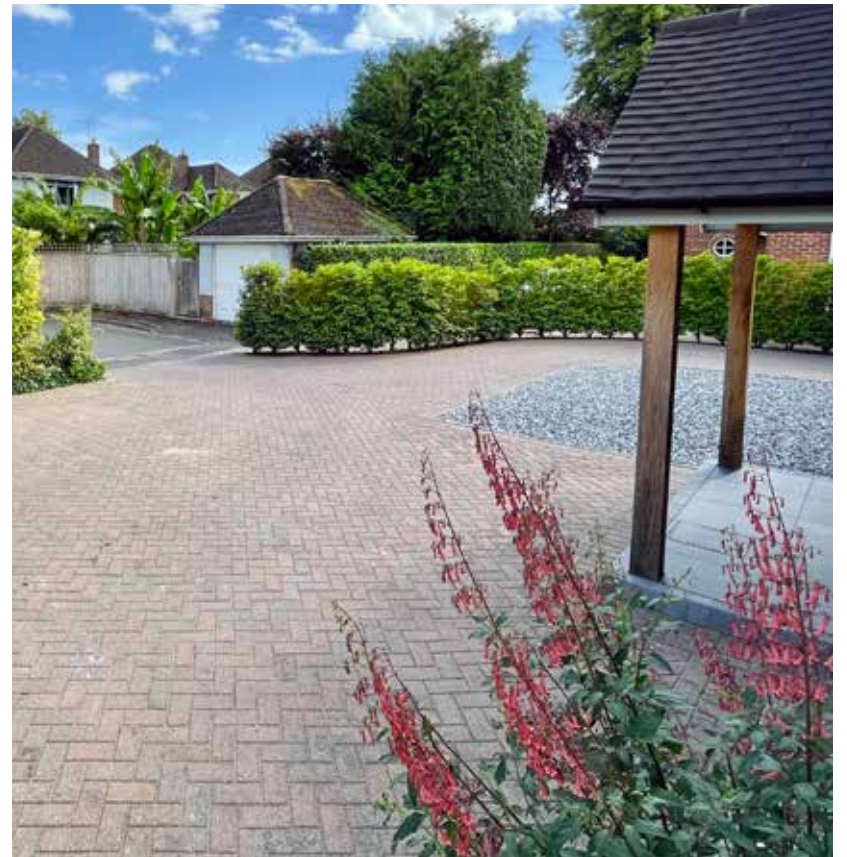
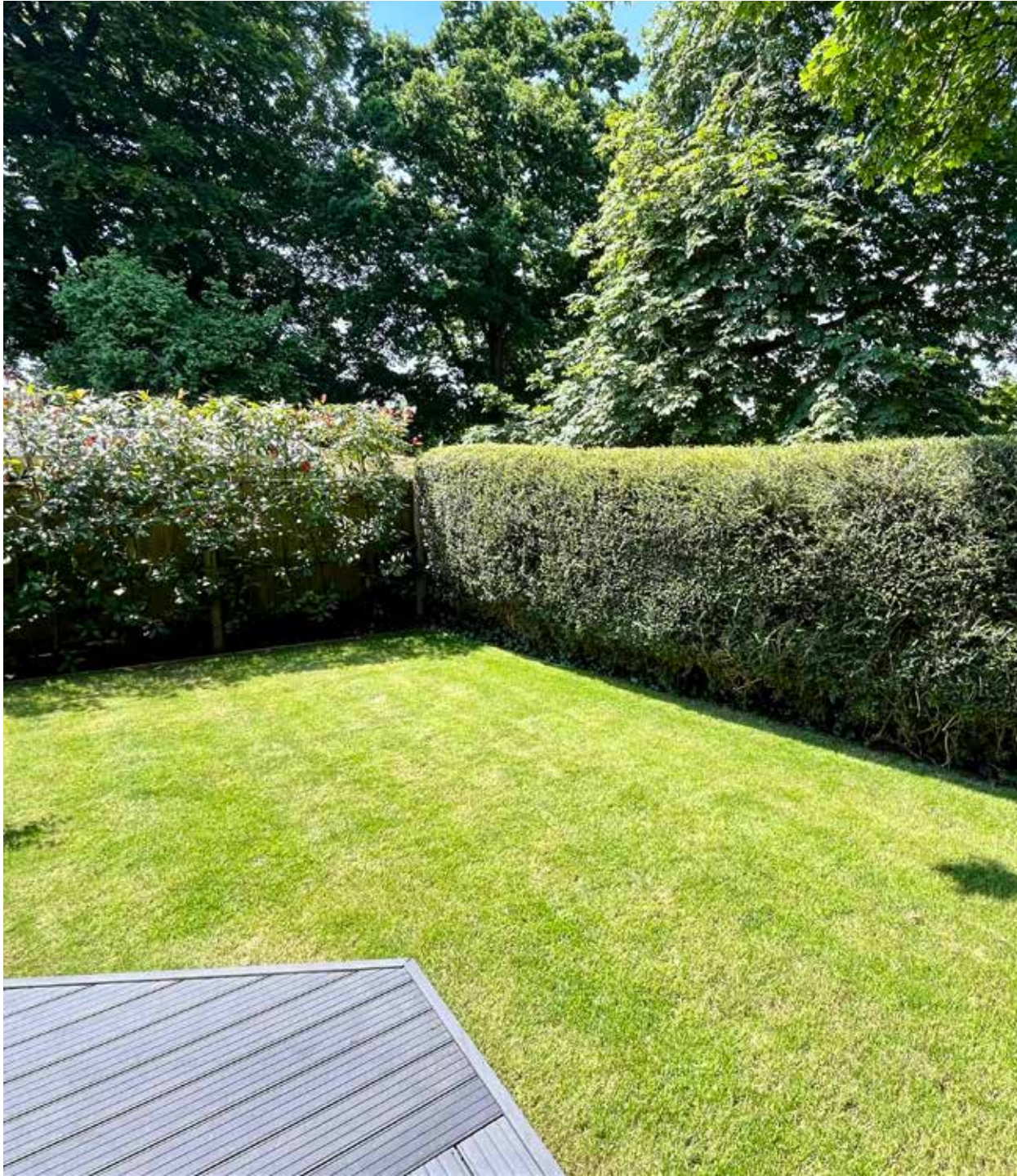
Directions: From Wimborne, proceed past the Model Town to the 'Pye Corner' roundabout, and take the second exit into Victoria Road, towards Blandford. Take the second turning on the right into Westfield Close, and the property can be found at the head of the cul-de-sac.

Council Tax: Band F

EPC Rating: Band C



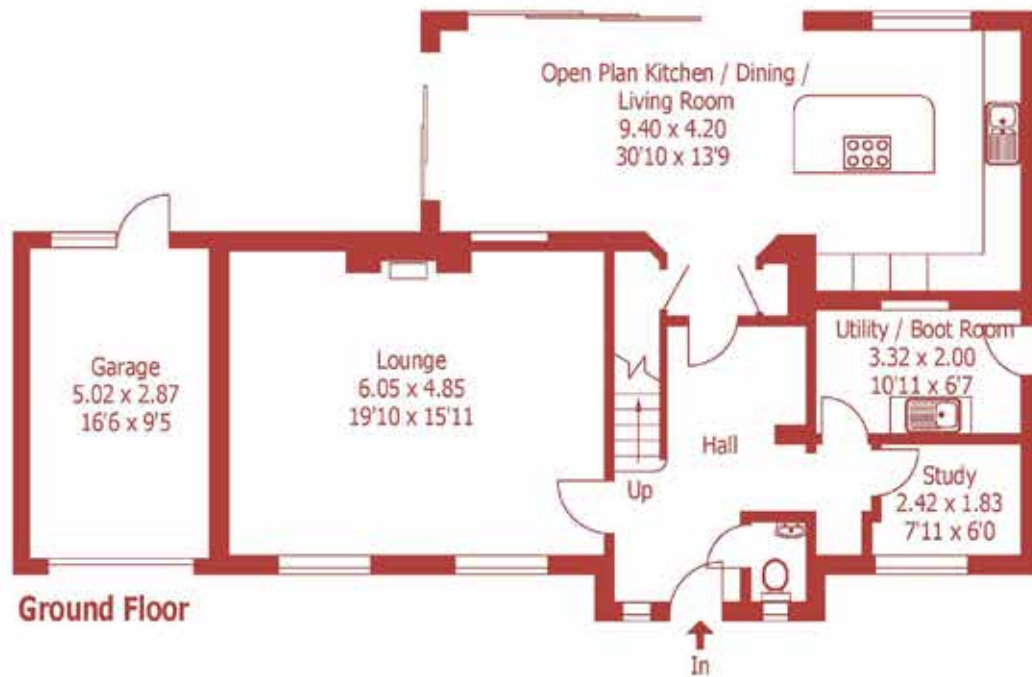








Approximate Gross Internal Area :- 206 sq m / 2213 sq ft.



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

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