



Plot 1 Moralee Close, Rowlands Hill,
Wimborne, Dorset, BH21 1AW

A stunning, extensively refurbished 4 bedroom semi-detached period house in an exclusive development in one of Wimborne's premier locations, within walking distance of the town centre.

PRICE GUIDE: £900,000 FREEHOLD

Council Tax: Band TBC EPC Rating: Band TBC



Christopher
Batten

in association with

Winkworth



Moralee Close is a select enclave of 2 beautifully renovated character homes, original to the site and formerly home to 3 generations of the Moralee family, complemented by 8 attractive new build houses, in a sought after setting at the lower end of the exclusive Rowlands Hill. All of the homes provide a seamless blend of the classic and the contemporary.

Plot 1 Moralee Close is a delightful 4 bedroom, 3 bathroom residence offering a private garden and 2 parking spaces.

You are welcomed into an elegant reception hall with stylish herringbone effect flooring, off of which is a ground floor cloakroom. There is a spacious, dual aspect study and a well proportioned living room.

The hub of the ground floor is a superb, dual aspect contemporary kitchen/dining/family room with 2 glazed doors to the garden, an extensive range of units and work surfaces, an island housing an induction hob, and a full range of integrated appliances.





The first floor landing gives access to 4 spacious bedrooms, 2 of which have en suite shower rooms, and a spacious family bathroom.

Outside, there are 2 parking spaces, and the private rear garden has been laid to lawn, with a paved patio across the rear of the house.

LOCATION: Rated as one of the best places to live in Dorset, Wimborne is a vibrant town proud of its famous Minster, founded in AD 705. It sets the standard for this historic market town which also boasts numerous elegant and charming Georgian buildings.

The town hosts many events (including the world-renowned Wimborne Folk Festival in June), live music, comedy and drama at The Tivoli Theatre, and a wide variety of sport. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools.

Wimborne is situated just on the edge of Cranborne Chase, a designated Area of Outstanding Natural Beauty, covering 380 square miles.



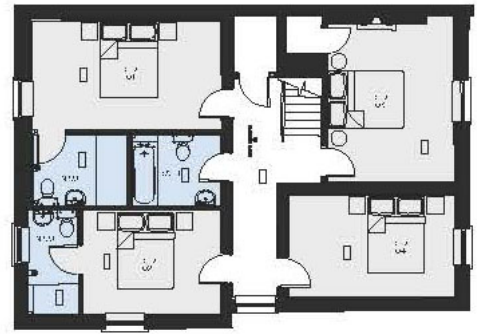
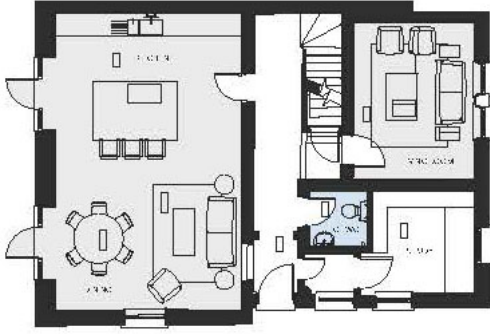
Getting out and about into beautiful open countryside studied with stately homes is simple, and there's plenty to offer those who enjoy walking, cycling, riding and star-gazing. For water sports, the sandy beaches of Bournemouth and Poole are less than 10 miles away.

The wilds of the Jurassic coast and The New Forest are only slightly further away. With all this within such effortless reach, it's no surprise that Wimborne is so popular.

Transport links are good, including the A31 connecting with the M27 towards Southampton and London in one direction, and the West Country in the other. There are mainline railway stations in Poole and Bournemouth, and Bournemouth International Airport is about 8.5 miles away.

DIRECTIONS: From The Square, proceed along West Borough, passing the Tivoli Theatre on the left, and join the right hand lane. Turn right into Priors Walk which becomes Hanham Road. Proceed ahead at the next 2 roundabouts. Pass the police station on the left, and, at the next roundabout, turn left into Rowlands Hill. Moralee Close can found on the right hand side.





FLOOR PLAN
PLOT 1

Ground Floor

Kitchen & Dining Room
7.83m X 4.97m

Living Room
4.13m X 3.16m

Study
2.68 X 2.69m

WC
1.6m X 1.45m

First Floor

Master Bedroom
5m X 2.85m

En Suite Bathroom
2.38m X 1.9m

Second Bedroom
3.53m X 2.81m

En Suite Bathroom
2.81m X 1.45m

Third Bedroom
4.43m X 3.43m

Fourth Bedroom
4.46m X 2.77m

Bathroom
2.46m X 1.97m



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.





SITE PLAN



01202 841171



properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT

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.

**Christopher
Batten**

in association with

Winkworth