



26 Poplar Close, Wimborne, Dorset,  
BH21 1TL

A beautifully presented, modern  
4 bedroom detached family house  
with a double garage and a  
stunning garden, situated at the  
end of a popular residential  
cul-de-sac less than a mile from  
Wimborne town centre.

PRICE GUIDE: £875,000  
FREEHOLD



Christopher  
**Batten**

in association with

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A calm and welcoming reception hall provides access to a cloakroom.

The dual aspect lounge has a modern flame effect electric fire, double doors to a patio area and the rear garden, and sliding doors to a south facing terrace, with a view towards Canford Magna.

The spacious kitchen/dining room comprises an extensive range of high gloss units, a Neff induction hob with extractor over, AEG fitted microwave, Neff double oven with plate warmer and in-built thermostat, integrated fridge and freezer, retractable larder, breakfast bar, wine cooler, integrated dishwasher and washer dryer, useful pull-out bin drawer, waste disposal, water softener, and door to outside.



 2
  4
  2



From the hall, stairs lead up to a galleried first floor landing where there is a small reading area and an airing cupboard housing a Worcester Bosch boiler.

The spacious, dual aspect principal bedroom has fitted wardrobes and an en suite bathroom.

Bedroom 2 is a large double room which also enjoys a dual aspect. The third bedroom, currently used as a dressing room, has a range of fitted floor-to-ceiling wardrobes, and overlooks the rear garden.

Bedroom 4 is currently used as an office, and has a range of fitted office furniture, and a view over the rear garden.

There is a modern family shower room comprising a large walk-in shower, a vanity unit with wash basin, a WC, and a towel radiator.



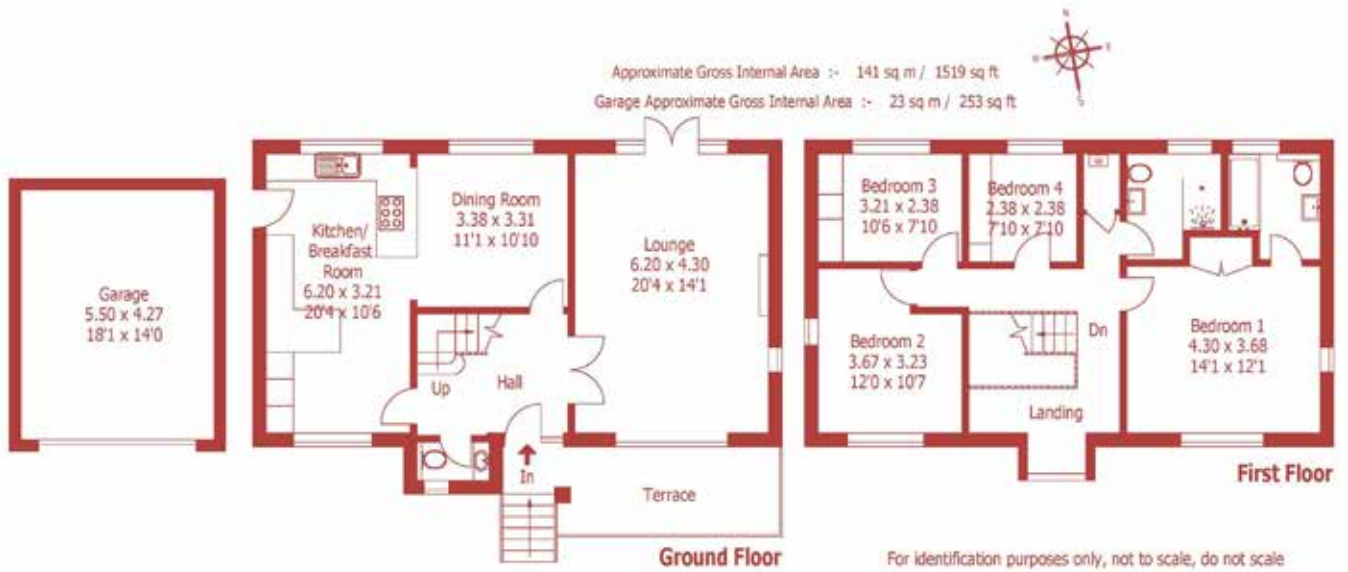
As you approach the property, there is a block paved driveway providing off road parking and leading to a double garage (with an electric up-and-over door, power and lighting) which is set underneath the property.

A pathway leads through an attractive front garden which has a lawn and mature shrubs. Steps lead up to a covered entrance porch and a balcony area, and there is access on both sides of the property to the rear garden.

The current owners have carried out extensive work to create a truly beautiful garden offering all-year-round use, with a range of terraces, one of which has a pagoda with pretty climbing plants, to make the most of the sun and allow for al fresco dining.

There are particularly well stocked, mature borders providing colour and interest throughout the year. There is a timber shed to one side of the house, and the garden is enclosed by timber fencing and mature hedges.





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**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 up Rowlands Hill to the St Johns Hill roundabout and take the second exit into St Johns Hill. Turn immediately left into Cranfield Avenue and second left into Poplar Close.

**COUNCIL TAX:** Band F      **EPC RATING:** Band C







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