



Thimble Thatch
9 Wimborne Road West
Wimborne, Dorset, BH21 1BT

A delightful 5 bedroom detached thatched cottage with a wealth of character features including exposed beams, open fireplaces and window seats alongside modern kitchen and bathroom facilities, in a prominent main road position within a short walk of local shops and about 1.5 miles to the east of Wimborne town centre.

ASKING PRICE: £750,000

FREEHOLD



Christopher
Batten

in association with

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This charming home began life in the 17th century as a 2 bedroom cottage. The oldest part of the building has cob walls, and the majority is of cavity wall construction (with a cement rendered exterior.) The thatch was replaced in 2024.

There is planning permission (Ref: 3/21/0697/HOU) to provide a pitched roof to the existing garage and form rooms in the new roof space.

The property is connected to all mains services, and has gas central heating and UPVC double glazing. It is neither Listed nor within a conservation area, and is offered for sale with NO FORWARD CHAIN.



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A thatched entrance porch leads to a superb dining hall with stone open fireplace and exposed ceiling beams.

There is also a triple aspect sitting room with a stone fireplace, a wood burning stove and a panelled wall.

From the dining hall, an inner hall has loft access, door to the garage and door to a utility room with tiled floor, maple work surfaces, butler's sink, units, towel rail, and space for fridge, freezer and washing machine.

The superb kitchen/breakfast room features a high gabled ceiling with rooflights, exposed beams, tiled floor, stable door to outside, maple work surfaces, painted framed units, fitted dresser, fitted Elan range cooker (with 6-burner hob, ovens and grill), and integrated dishwasher, fridge and freezer.

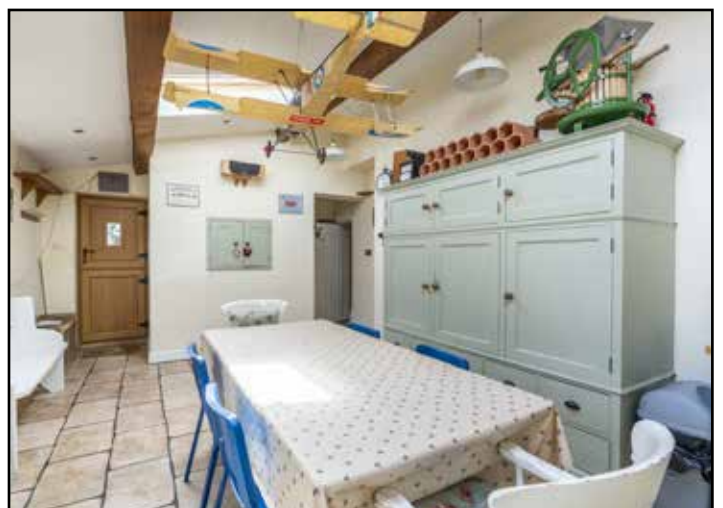


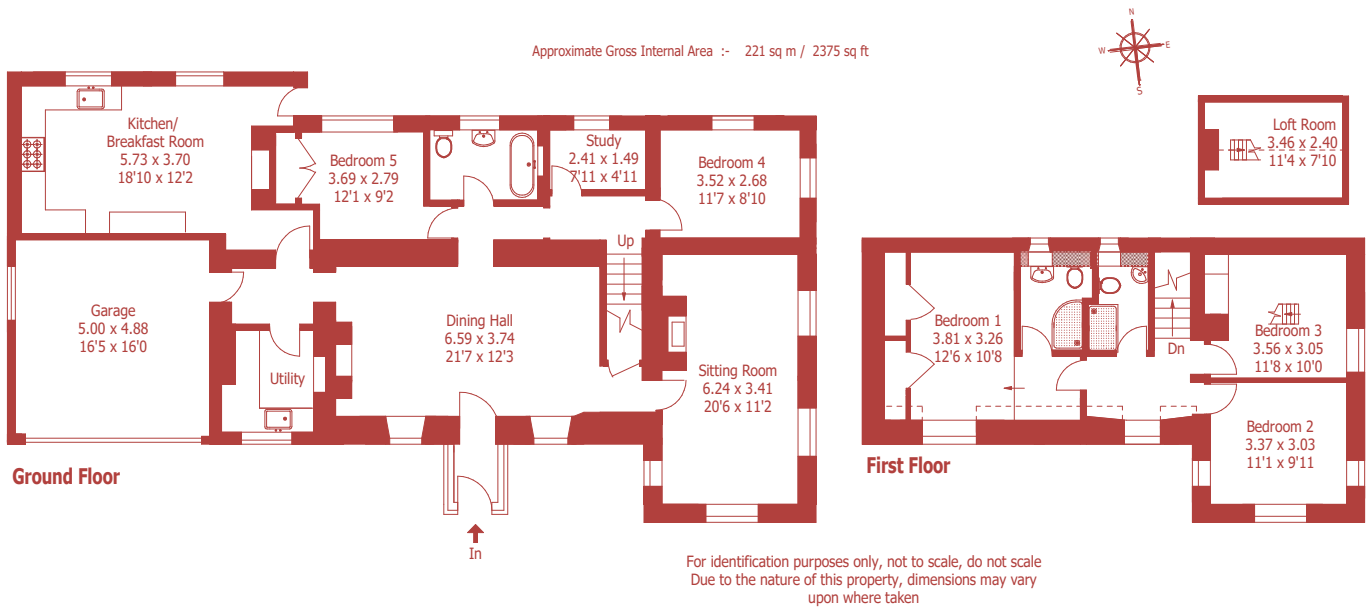
Bedroom 4 is a dual aspect room overlooking the gardens, and bedroom 5 is a double room with built-in cupboards.

There is also a study to the rear, and a bathroom with rolltop bath, wash basin, high level WC, cylinder radiator and towel rail.

A straight staircase leads to the first floor landing where there is a study area. Bedroom 1 has pine floorboards, exposed A-frame timbers, built in double wardrobes and an en suite shower room with shower, wash basin and WC.

Bedroom 2 is a triple aspect room with exposed A-frame timbers, and bedroom 3 is a spacious double room with built-in wardrobes and shelves. There is a family shower room with double shower cubicle, wash basin and WC.





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A 5-bar gate leads into a gravelled courtyard enclosed by conifer hedges, walling and fencing, with a large garden store, established shrubs and ample off road parking space.

There is a large attached garage with a side window.

The side garden is laid to lawn and enclosed by fencing, with pampas grasses, conifers and a stone feature. The small rear garden has an entertaining terrace, shingle pathways and a garden chalet.

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.





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DIRECTIONS: From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West, and the property can be found on the left hand side, just before the junction with Hayes Lane.

Council Tax: Band E

EPC Rating: Band C



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