



93 Wimborne Road West  
Wimborne, Dorset, BH21 2DH

A charming, extended semi-detached 3 bedroom character home on the outskirts of Wimborne which is presented in excellent condition, and features a large double garage with a home office/garden/hobbies room, or could easily convert into an annexe, subject to the necessary planning consents.

**ASKING PRICE: £465,000**  
**FREEHOLD**



Christopher  
**Batten**

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The house is approached via a tarmac driveway that offers ample off-road parking, and extends alongside the property to the rear garden.

A brick archway leads to a storm porch where there is a traditional wooden door and pull doorbell, setting the tone for the home's warm and characterful feel.

An entrance hall (with an understairs cloakroom) leads to a front sitting room boasting a curved bay window, wooden floors, and a feature fireplace.

There is also a separate cozy family room with a log burner, alcoves (with shelving and cupboards) either side of the fireplace, and double doors to the dining area.



 2  3  1



From the entrance hall, an archway leads through to the kitchen/dining room which is enhanced by a single-storey extension providing an expanded cooking space with space for modern appliances including a range cooker, fridge, freezer, dishwasher, and washing machine. It flows into a dining area with double doors opening to the garden and family room.

To the first floor, there is the spacious main bedroom featuring a bay window, wooden floors and a feature fireplace.

Bedroom 2 is a good sized double bedroom which enjoys a rear aspect, with a built-in cupboard, a third bedroom to the front elevation, and a fully tiled family bath/shower room.



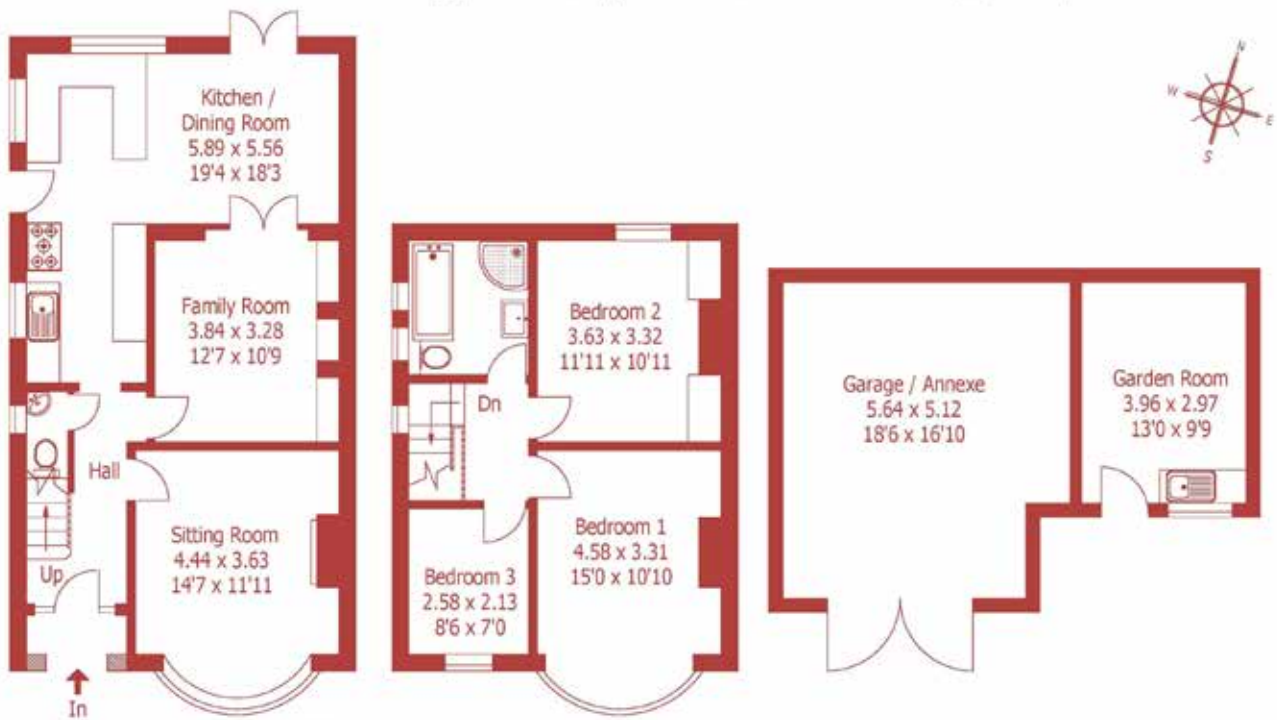
The rear garden features a patio ideal for Al fresco dining, a large lawn with mature borders either side, and a recent outbuilding to the rear of the garden. The outbuilding consists of a large double garage with a pitched roof, mezzanine storage area, and a garden room which has its own access from the garden, with a sink and storage space. This building offers excellent potential for conversion, subject to the necessary planning consents.



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.



Approximate Gross Internal Area :- 103 sq mt / 1117 sq ft  
Garage / Garden Room Approximate Gross Internal Area :- 40 sq mt / 434 sq ft



**DISCLAIMER:**

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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 along Leigh Road, continuing ahead at the St Johns Hill traffic lights. Continue along Leigh Road, passing Tops Day Nursery on the left hand side, and Leigh Road becomes Wimborne Road West. Number 93 can be found on the left hand side, opposite Henbest Close and before the Canford Bottom gyratory.

**COUNCIL TAX:** Band C

**EPC RATING:** Band D







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