



9 Constance Road, Wimborne  
Dorset, BH21 4HB

A stylish 5 double bedroom detached house on a 2019 development by Wyatt Homes, enjoying easy access to scenic walks along the River Stour and at Bytheway Field, and on a level route to Wimborne town centre.

PRICE GUIDE: £750,000 FREEHOLD

Council Tax: Band G

EPC Rating: Band B

Christopher  
**Batten**

in association with

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Benefitting from the remainder of its 10-year building warranty, this impressive house is presented in exemplary condition and has gas central heating, UPVC double glazing, off road parking, a garage and a stunning kitchen/dining/family room stretching the full depth of the house.

The entrance hall has under stairs storage, a ground floor cloakroom and an attractive Amtico floor continuing through to the spacious, bright, dual aspect living room which features a stone fireplace with a log burner, and French doors to the garden.

The hub of the house is the stunning kitchen/dining/family room which spans the full depth of the property, culminating at the rear in a beautiful family area, glazed on 2 sides, with double doors to the garden.



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The kitchen has a high quality feel, with contemporary units, quartz worktops, and a range of fitted Neff appliances (including hob, extractor, double oven and dishwasher.) The dining area has space for a table and 8-10 chairs.

The kitchen is complemented by a utility room with sink, cupboards, space for washing machine and tumble dryer, and door to outside.



The first floor landing has a cupboard housing the hot water tank, 3 spacious double bedrooms (with fitted wardrobes), 1 en suite shower room and a family bathroom. The principal bedroom also has a fully fitted walk-in wardrobe.

Further stairs lead to a second floor landing with a storage cupboard, 2 more double bedrooms (with fitted wardrobes and Velux windows), and a shower room.





The property is part of an attractive private cul-de-sac with beautifully presented communal areas, brick paved shared driveways and a planted central border. The front garden is bordered by low hedging and has a double width path flanked by lawns and leading to a striking red front door framed by a Georgian style portico.

A shingle driveway at the side of the house provides off road parking and leads to a garage with up-and-over door, power and lighting. The owners are in the process of installing an electric vehicle charging point.

From the driveway a side garden gate gives access to the rear garden which is enclosed by a 6ft fence. The garden includes a large patio area (with access to the family room, sitting room, utility room and garage), a lawn, attractive planted borders and a raised deck positioned to catch the evening sun.





For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions



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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 east along Leigh Road, passing Leigh Common on the left. Turn right into Parmiter Drive, and take the second turning on the right into Constance Road. Turn left into a private, block paved cul-de-sac, and the property can be found on the right hand side.









[properties@christopherbatten.co.uk](mailto: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.

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