



Florence House
38 New Borough, Wimborne
Dorset, BH21 1RB

A deceptively spacious, 4 bedroom mid-terrace, double fronted Victorian town house with a south facing rear garden, and off road parking, in a convenient location within level walking distance of Wimborne town centre.

PRICE GUIDE: £575,000 FREEHOLD

COUNCIL TAX: Band D

EPC RATING: Band E



Christopher
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This charming red brick house was built in the 1860s. It benefits from gas central heating, UPVC double glazing, a number of open fireplaces, and features a contemporary style kitchen/family room with doors leading to the south facing rear garden where there is a timber home office, and a large, substantial garden outbuilding.

The main entrance door leads through to the reception hall. There is a sitting room (presently used as a bedroom) featuring a Victorian fireplace (with pine surround and inset gas fire), and a small front parlour.

From the reception hall, an internal doorway leads through to a central hallway where there is access to a utility room (with sink, appliance space and plumbing for washing machine, and space for tumble dryer), and a ground floor shower room.



 4  4  5



There is a dining room featuring a fireplace (with inset gas fire), and glazed double doors lead through to a superb kitchen/family room. The kitchen comprises an extensive range of modern units, worktops, Rangemaster dual fuel cooker (with 6-gas burners and electric ovens), integrated dishwasher, fridge and separate freezer, feature lantern light, and a peninsular breakfast unit incorporating an inset sink. The family room features a contemporary style wood burner, central lantern light, and French doors lead to the rear garden.

From the main reception hall, a staircase (with turned spindles) leads to the first floor landing. Bedrooms 1 and 2 have en suite shower rooms, and bedroom 3 is a double sized bedroom. There is a family bathroom comprising a roll-top bath with claw-and-ball feet, pedestal wash hand basin and WC, and there is a separate shower room. From the first floor landing, a further staircase leads to the attic bedroom 4 (with a seating area).

A gravelled area provides off road parking for 2 vehicles, and there is a right of way rear access to the rear garden. The rear garden is approximately 160ft in length, enjoying a southerly aspect. Immediately adjacent to the property, there is a patio area, a timber insulated home



office, and steps lead to a centre garden area which is arranged for ease of maintenance with artificial grass. Beyond this area, there is a formal garden with a lawn area, arbour, and a selection of shrubs which leads to the rear section of garden where there is a bike shed, a large timber shed, and a kitchen garden.

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 town centre, proceed south along Poole Road, passing the Coach & Horses pub on the left. Turn left into New Borough, past the turning to Eden Grove, and number 38 can be found on the right hand side.





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