



228 Wimborne Road West  
Staplehill, Wimborne  
Dorset, BH21 2DY

A beautifully presented 4 bedroom detached family house with double garaging and a LARGE, SOUTH FACING REAR GARDEN, in a non-estate location about 2 miles from the centres of Ferndown and Wimborne, with good access to nearby bus services.



PRICE GUIDE: £695,000  
FREEHOLD  
COUNCIL TAX: Band F  
EPC RATING: Band C



Christopher  
**Batten**

in association with

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This spacious and comfortable property, which extends to over 1700 ft, benefits from gas central heating and sealed unit double glazed windows.

A covered entrance way and oak front door lead to the reception hall which has oak flooring, an under stairs cupboard and a cloakroom (with WC and basin on a washstand). The spacious sitting room has an open fireplace (with inset gas fire), French doors to the front elevation, and glazed doors to a separate dining room with Karndean flooring and bi-folding doors to the rear garden.

There is a rear hallway with a double cupboard and a stable door to the rear garden. An open archway gives access to a large kitchen/family room with an excellent range of units, island/breakfast bar, Karndean flooring, Neff 5-burner gas hob, extractor hood, Neff electric double oven, integrated dishwasher, recess for upright fridge-freezer, cupboard containing a Worcester gas central heating boiler, French doors to the front







elevation, and return door to the reception hall. There is also a utility room with space and plumbing for washing machine and tumble dryer.

Stairs with a half landing lead to the first floor landing which has an airing cupboard and loft access (with retractable ladder).

The large main bedroom has a dressing room with built-in wardrobes, and an en suite shower room (with walk-in shower, WC, basin on a washstand, fully tiled walls, and heated towel rail). There are 3 further bedrooms and a contemporary bathroom with bath (with shower and screen), WC, basin on a washstand, and fully tiled walls.

The front garden is screened by an established hedge, with a gate and footpath to the front door. Adjacent to the property is a driveway which leads down to Stapehill village hall, off of which there is vehicular access to number 228, and a block paved drive leading to a tandem length double garage (with up-and-over door, lighting, power points, pitched roof providing storage space, and personal side door).



The, neatly maintained, south facing rear garden affords a large degree of privacy and features a large lawn and a well stocked, raised brick shrub bed.

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 the Canford Bottom gyratory, proceed towards Ferndown on Wimborne Road West. Number 228 can be found on the right hand side, just past the turning to Abbey Gardens, and immediately adjacent to the small, private drive leading to Stapehill village hall.





## 228 Wimborne Road West, Stapehill

Approximate Gross Internal Area :- 164 sq m / 1770 sq ft

Garage Approximate Gross Internal Area :- 33 sq m / 365 sq ft



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