



95 Leigh Road
Wimborne, Dorset, BH21 2AA

A well proportioned 3 double bedroom, 3 reception room late Victorian detached family house, beautifully presented and boasting a wealth of period features, with excellent off road parking, a large garage and rear access, in a convenient location close to an M & S Simply Food store and about half a mile's level walk from Wimborne town centre.

PRICE GUIDE: £775,000 FREEHOLD

COUNCIL TAX: Band E

EPC RATING: Band D

Christopher
Batten

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Built circa 1885, and completely restored by its current owner since 1998, the house has a natural slate roof, painted brick elevations, gas central heating (the boiler for which was fitted about 2 years ago) and mostly double glazed windows, and retains many attractive character features including period fireplaces, exposed pine floorboards, picture rails and ceiling cornicing and roses.

An arched entrance way with an ornate tiled floor and a striking red front door (with leaded glazed panels) leads to a spacious entrance hall, again with an impressive tiled floor, a cloakroom and a useful run of cupboards beneath the spindled staircase.

To the front there is a beautifully proportioned sitting room featuring a bay window and a stunning Victorian style tiled fireplace.





At the rear is an attractive dual aspect study which would make an ideal fourth bedroom, again with a beautiful Victorian style cast iron fireplace. The dining room is also spacious and features a fireplace with a high mantel (housing a non-operational wood burner) and a secondary staircase to the first floor.



A half glazed door leads to a light, bright kitchen/ breakfast room with an excellent range of units, quartz work surfaces, butler's sink, Worcester Bosch boiler, Rangemaster cooker (with 5-burner hob, hot-plate, 2 ovens and grill), extractor unit, integrated fridge, freezer and dishwasher and water softener. The kitchen has a limestone tiled floor with under floor heating, and a door to a spacious conservatory with doors to outside on 2 sides.

Also off the kitchen is a comprehensively fitted utility room with quarry tiled floor, space for washing machine and fridge-freezer, and access to a down-stairs cloakroom (with WC and wash basin.)

From the hall, a delightful painted spindled staircase (with brass stair rods and a beautiful arched window) leads to a spacious first floor landing.



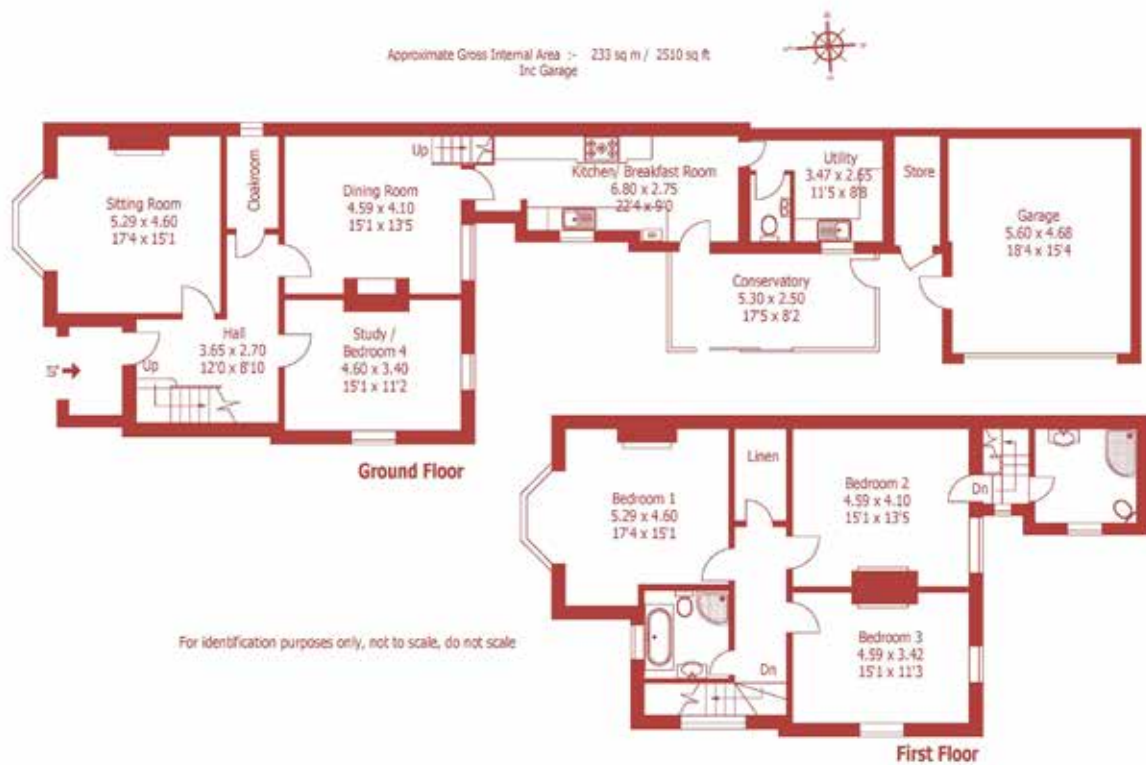
Bedroom 1, above the sitting room, has a bay window and a lovely cast iron fireplace. Bedrooms 2 and 3 are also beautifully proportioned, with fireplaces, and bedroom 3 has a dual aspect.

The family bath/shower room comprises bath, shower cubicle, vanity unit with wash basin, WC, and Travertine wall tiles.

Accessible from bedroom and 2 and the secondary staircase is a spacious shower room with shower cubicle, vanity unit with wash basin and WC.

The front garden wall is lined by a privet hedge and contains shrubs and paved pathways. From Leigh Road, a brick piers entrance gives access to a block paved driveway, continuing through further brick piers and high security gates to an excellent off road parking area and a large garage with up-and-over door. Between the house and the garage is a useful store room, and double gates provide rear access via Welland Road.





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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, continuing ahead at the crossroads with Avenue Road and St Johns Hill. The property can be found on the left hand side, just before reaching the petrol station/M & S Simply Food store on the right.



01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

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