



Christopher
Batten

in association with

Winkworth

Island View, 8 Highland View Close
Wimborne, Dorset, BH21 2QX

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A particularly large, 4 bedroom detached chalet bungalow with a stunning annexe and views towards the coast.

GUIDE PRICE: £900,000
FREEHOLD



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SUMMARY:

Situated in a sought after cul-de-sac of 7 homes, tucked away from roads but just over 1 mile from Wimborne town centre, this spacious home was built as a bungalow in the 1970s by a well known local builder who lived in it for some years. The impressive annexe extends to over 1150 square feet lends itself to intergenerational living, Airbnb or home working. It was built in the 1980s over the original, indoor concrete swimming pool which remains intact beneath the floor.

COUNCIL TAX: Band G

EPC RATING: Band E

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The property offers excellent 2-storey accommodation including a large living room, a spacious kitchen/breakfast room, 2 bathrooms and an ensuite shower room, and stands on a large elevated site with outstanding views towards the coast.

Connected to all mains services, with gas central heating and UPVC double glazing, the property has facing brick elevations, a large tiled dormer, a tiled roof and a brick chimney. There are well maintained, private gardens.

An entrance vestibule leads to a large reception hall with built-in cupboards, and a fully tiled cloakroom.

The triple aspect living room offers stunning view towards the coast, and a floor-to-ceiling open fireplace, and there is a spacious kitchen/breakfast room (with polished granite work surfaces and a range of appliances.)

There are 2 ground floor bedrooms, one of which has an ensuite shower room, and both of which have fitted wardrobes. Bedroom 2 has a link to the annexe/studio.

Off the first floor landing there are 2 bedrooms. Bedroom 3 has a comprehensive range of fitted furniture and a rooflight, bedroom 4 has fitted mirrored wardrobes.





There is a tiled family bathroom.

There is an independent access to the annexe/ studio at the rear of the property. An entrance hall opens into a superb open plan area with a vaulted beamed ceiling, 8 porthole windows, 2 pairs of doors to the rear garden, quality flooring, a feature curved stone wall, and mirrored wardrobes. There is a kitchen area (with stainless steel sink, work surfaces, cupboards, drawers and breakfast bar) and a spacious bath/shower room.

A tarmac driveway with a feature brick arch provides off road parking for several vehicles and an electric vehicle charging point, and leads to a detached double garage (with electric door, lighting, power and tiled, gabled roof.)

The well stocked front garden is enclosed by a low brick wall and has lawns on 2 levels, retained by a stone wall and an ornamental brick well.

The rear garden is enclosed by walling and close boarded fencing and has a bonded gravel terrace. Steps lead up to a lawn and there are established trees including maple, laurel and conifer.





LOCATION:

The property is located close to Colehill Cricket Ground and within walking distance of Wimborne town centre. This picturesque market town 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 up Rowlands Hill, bearing left at the small roundabout. Continue up the hill and take the second turning on the right, into Highland Road (an unmade private road.) Turn right into Highland View Close (an adopted road), and the property can be found on the right.





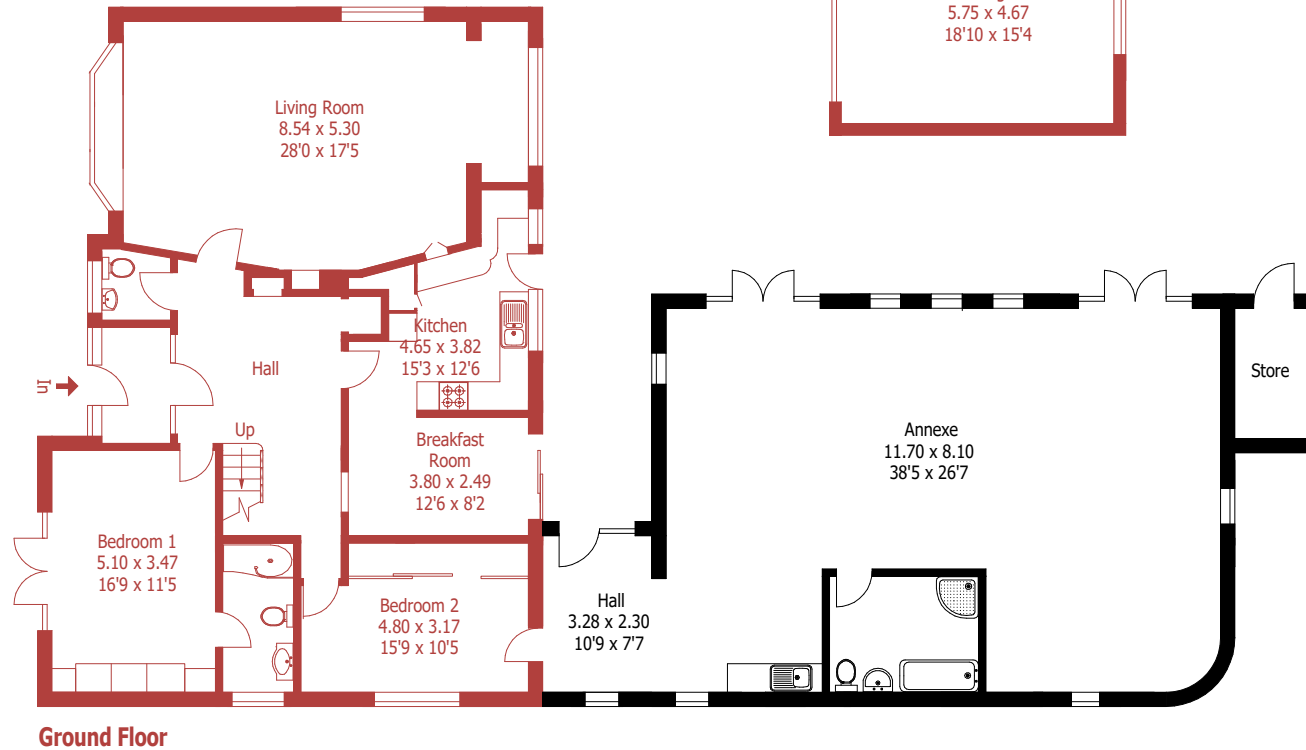
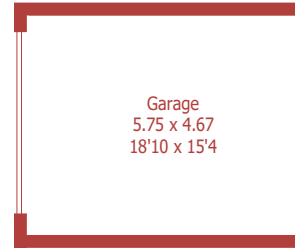


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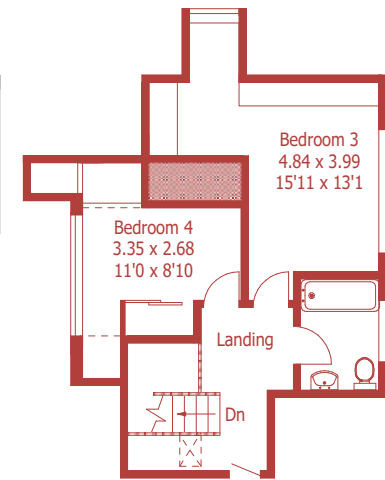
Approximate Gross Internal Area :- 175 sq m / 1887 sq ft

Annexe Approximate Gross Internal Area :- 108 sq m / 1159 sq ft

Garage Approximate Gross Internal Area :- 27 sq m / 289 sq ft



Ground Floor



First Floor

For identification purposes only, not to scale, do not scale

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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