



7 FARMERS WALK, WIMBORNE, DORSET, BH21 1NE  
£395,000 FREEHOLD

## A MODERN 3 BEDROOM TOWN HOUSE SITUATED IN A SMALL, RESIDENTIAL CUL-DE-SAC WITHIN WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

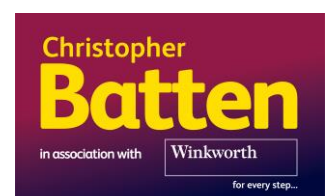
### SUMMARY:

The property benefits from gas central heating, sealed unit double glazed windows and solar panels.

### AT A GLANCE

- Within walking distance of Wimborne town centre
- Spacious accommodation
- Modern fitted kitchen
- Off road parking space and an allocated parking space
- Nicely enclosed rear garden

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## DESCRIPTION:

The house offers spacious accommodation comprising a covered entrance porch (with exterior light,) reception hall (with under stairs cupboard,) cloakroom, L-shaped lounge/dining room (with Adam style fireplace and casement door to the garden,) and modern fitted kitchen (with integrated fridge/freezer, Neff 4-ring gas hob, cooker hood, electric oven, breakfast bar, and space and plumbing for washing machine and dishwasher.) A staircase with turned spindles leads to the galleried first floor landing (with airing cupboard.) The main bedroom has built-in double wardrobes, and an en suite shower room. Bedroom 2 has built-in wardrobes and loft access. There is a third bedroom, and a family shower room.

The open plan front garden has a block paved off road parking space and a small lawn interspersed with shrubs. There is a further allocated parking space at the head of the cul-de-sac. The rear garden is nicely enclosed, affording a large degree of privacy, and has a paved patio, a small lawn and raised brick flower and shrub beds.





## 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.

## COUNCIL TAX:

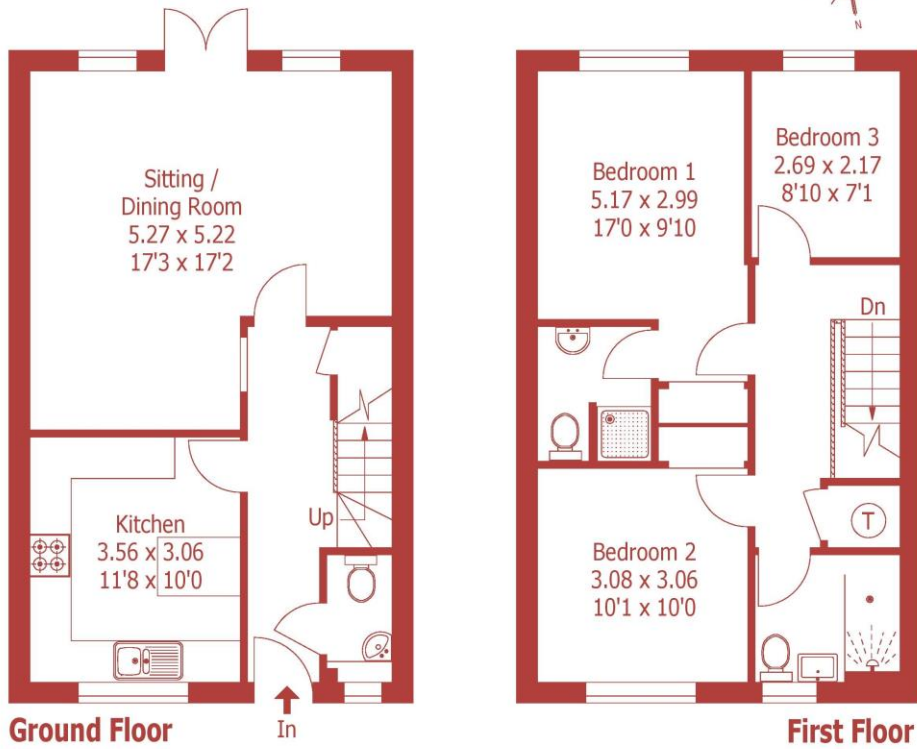
Band E

## DIRECTIONS:

From The Square in Wimborne, proceed along West Borough, staying in the left hand lane as you pass the Tivoli Theatre on the left. Proceed ahead at the traffic lights and continue to the next set of traffic lights, turning left into Stone Lane. Take the first turning on the right into Knobcrook Road. Turn left into Cowdrys Field and continue ahead, taking the first turning on the left into Farmers Walk. Number 7 can be found on the left hand side.



Approximate Gross Internal Area :- 93 sq m / 1000 sq ft



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



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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