



13 Gravel Hill
Wimborne,
Dorset, BH21 1RW

A beautifully presented 4 bedroom detached chalet style house with a spacious, open plan orangery, ample off road parking, an integral garage and a private garden, set on a small gated development of just 5 properties built to a high standard of specification by Fox Homes Ltd in 2019.

PRICE GUIDE: £750,000
FREEHOLD



Christopher
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The property is tastefully presented throughout, with the remainder of its 10-year structural warranty, gas central heating (under floor to the ground floor), UPVC double glazing, 5 solar panels generating free electricity, oak-faced internal doors, a Shaker style kitchen with integrated appliances, an en suite shower room and a family bath/shower room.

Stirling Place is an attractive development set back from Gravel Hill, enjoying easy access to local shops and a health practice at Merley, and to Wimborne Minster and Broadstone, both of which have a wide range of amenities. Bus services connect to the coastal town of Poole which has a mainline rail link to London Waterloo. Close by there are scenic walks through Delph Woods and on the Castleman Trailway which runs past Broadstone Golf Course.

A covered entrance porch and lobby (with walk-in coat/boot cupboard) leads to a reception hall with door to the garage, under stairs cupboard, and cloak-room (with concealed cistern WC and wash basin.)

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There is a spacious living room with a fireplace suitable for a wood burner, opening into an open plan orangery with French doors to the rear garden.

Double doors from the living room lead to a modern kitchen with an excellent range of Shaker style units, quartz worktops, integrated dishwasher, fridge-freezer, Bosch electric double oven, 4-burner gas hob and cooker hood above.

There is a spacious first floor landing with 2 skylights and an airing cupboard (with fitted radiator.)

Bedroom 1 has a dressing area with fitted wardrobes, dual aspect windows, and a retractable ladder to a part boarded loft space (with fitted light.) There is an en suite shower room with fully tiled shower cubicle, wash basin and concealed cistern WC.

Bedroom 2 has fitted wardrobes, and doors to a Juliet balcony, bedroom 3 is a double room, and bedroom 4 has a high vaulted turret style ceiling with a skylight.

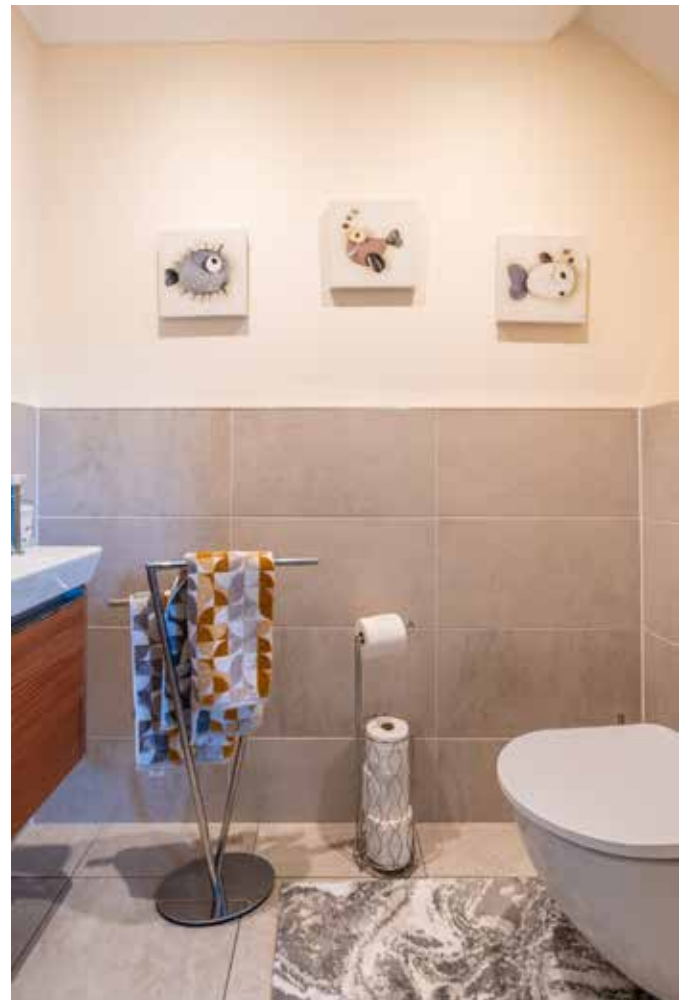


The family bath/shower room comprises bath, shower cubicle, wash basin, WC and electric shaver point.

Outside, there is an integral garage with an electric car charging point, electric roller door, power points, lighting, utility area with workbench, wall mounted gas central heating boiler, pressurised hot water cylinder, space and plumbing for washing machine, and space for tumble dryer and freezer.

Electric gates lead to a block paved driveway and parking area directly in front of the house. A side gate leads to a private rear garden enclosed by walling and timber fencing, with lawn, paved patio, timber shed and 2 electric points.

The communal areas are managed by a residents' management company known as Stirling Place (Merley) Management Ltd.





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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 south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit towards Poole. Having passed the right hand turning to Merley Park Road, Stirling Place can be found on the left hand side, just before reaching the right hand turning to Ivy Road.

COUNCIL TAX: Band E.

EPC RATING: Band B







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