



9 Marlborough Place
Wimborne
Dorset, BH21 1HW

A spacious 4 bedroom detached house situated in a small cul-de-sac within walking distance of Wimborne town centre.

PRICE GUIDE: £750,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Standing in an elevated position with outstanding seasonal views over Wimborne Minster and Badbury Rings, the property has been well maintained and benefits from gas central heating, UPVC double glazing, off road parking and a double garage. Presented in good decorative order, the property features woodblock floors, a modern kitchen/family room and a modern bathroom and en suite bath/shower room.

The reception hall has woodblock flooring and an under stairs cupboard, and there is a cloakroom with WC and wash basin.

From the hall, glazed doors open into a sitting room with a polished stone fireplace, a wide bay window giving lovely views across Wimborne, and double doors to a spacious dining room with wood-block flooring and French doors to the rear garden.





The kitchen/family room features high gloss units, ample worktops, range cooker with double oven and 5-burner hob, extractor, space for upright fridge-freezer, space and plumbing for dishwasher, French doors to the rear terrace, and personal door to the garage.

The first floor landing has an airing cupboard and a retractable ladder to the loft space.

Bedroom 1 is a well proportioned room with French doors to a balcony (with a wrought iron balustrade). An open archway leads to a dressing room with 2 double wardrobes and an en suite bath/shower room (with bath, shower, wash basin and WC).



Bedrooms 2 and 3 are large double rooms with built-in double wardrobes. Bedroom 4 has a built-in cupboard, and the family bathroom comprises bath (with shower and screen over), WC and vanity wash basin.



The front garden is bounded by a low brick wall and has a wide driveway providing off road parking and leading to the double garage (which has 2 up-and-over doors, lighting, power points, and a utility area with sink, space for tumble dryer space and plumbing for washing machine, and wall mounted Worcester gas boiler). There is a neatly maintained lawn and shrub bed, and a side access leads to a private, enclosed rear garden with 2 patios, a lawn, gravelled shrub borders and a timber wendy house.



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.





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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, continuing left at the mini-roundabout. Marlborough Place can be found on the left hand side.

COUNCIL TAX: Band F

EPC RATING: Band D







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