



The Robins
86b Wimborne Road West
Wimborne
Dorset, BH21 2DP

A spacious 4/5 bedroom detached chalet style house set back from the road off a private driveway, with a triple length garage and a south facing garden adjoining a field.

PRICE GUIDE: £715,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Part of a development of just 2 properties built in 2006, and owned by our clients since it was new, The Robins offers versatile accommodation with great potential for extension and re-modelling, subject to planning consent. The house is connected to all mains services, and benefits from gas central heating, UPVC double glazing and rural views.

There is an attractive and spacious reception hall with LVT flooring and an under stairs cupboard. The nicely proportioned, dual aspect lounge has French doors to a sun deck. To the front there is a dining room/fifth bedroom and a modern kitchen/breakfast room with gloss units, worktops, 4-burner gas hob, extractor, Neff double oven, and integrated fridge and dishwasher. The adjacent utility room has a Belfast sink, space and plumbing for washing machine, door to the garage and door to a cloakroom (with WC and wash basin).



 2
  4
  2



Also on the ground floor is a spacious fourth bedroom with an adjacent bath/shower room (with bath, shower, wash basin and WC).

Stairs from the hall lead to a large, semi-galleried landing with a skylight and space for a study area. Bedroom 1 has a skylight, a gable end window, and built-in Custom World wardrobes.

Bedroom 2 has fitted Custom World wardrobes, dressing table and drawers, skylights to both front and rear, and country views. Bedroom 3 has a skylight offering rural views, and access to eaves storage space. There is also a large first floor bath/shower room with bath, shower, wash basin, WC and dormer window to the rear.

From Wimborne Road West, the property is approached by a long drive which is owned by the adjacent property. 86b has a right of access over the drive, and joint responsibility for its upkeep. The driveway to the property provides ample off road parking and has exterior lighting.

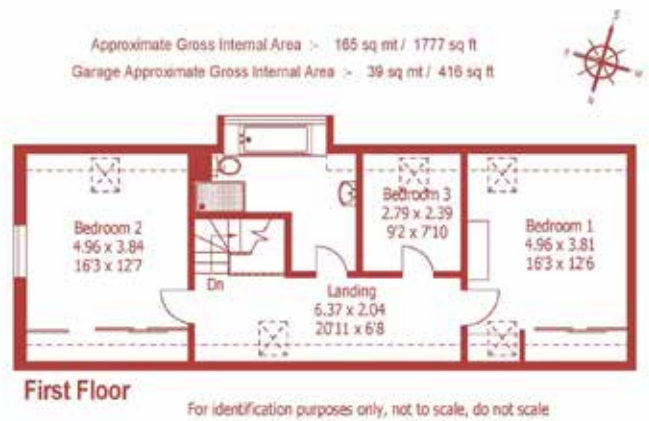
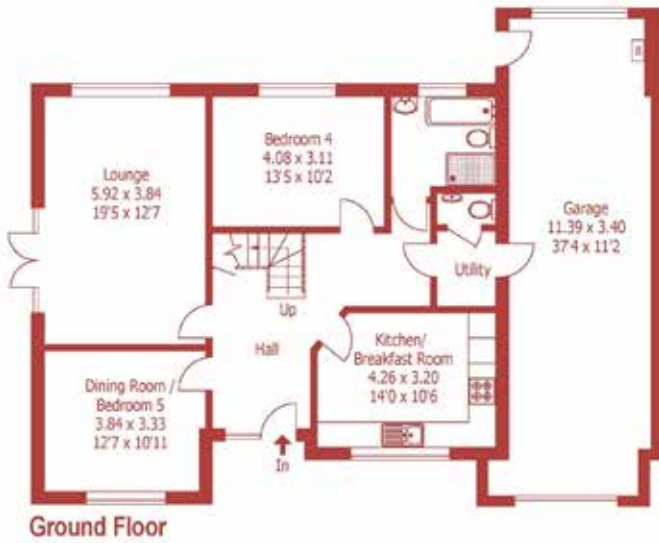


The triple length garage has an electric roller door, lighting, power, and personal doors to the utility room and rear garden.

A side gate gives access to the nicely enclosed rear garden which has a large timber sun deck and is predominantly lawned, with a raised stone flower bed and a water tap.

LOCATION: The property enjoys easy access to local shops in Hayes Lane and Dales Drive, and to the larger centres of Wimborne and Ferndown. The A31 to Ringwood and Southampton is nearby. 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.





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.

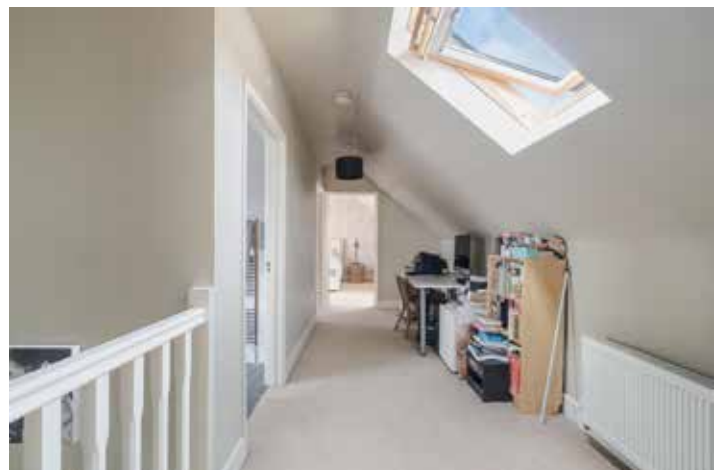


Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

DIRECTIONS: From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. Number 86b can be found on the right hand side, before reaching Old Ham Lane. The Robins is set back from the road, approached off a private gated driveway.

COUNCIL TAX: Band D

EPC RATING: Band C







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