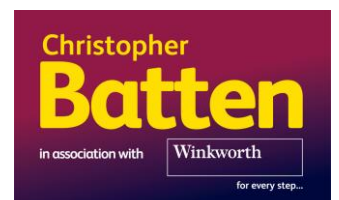




11 BATTERBURY LANE, WIMBORNE, DORSET, BH21 2FZ
£0 FREEHOLD

A WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME ON THE POPULAR QUARTER JACK DEVELOPMENT

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION: The property has been thoughtfully decorated throughout, with each room given a distinct character, and benefits from a welcoming lounge, a kitchen/dining room with French doors to the garden, a ground-floor WC, three bedrooms, the principal enjoying its own en suite, and a family bathroom.

The lounge is a well-proportioned room with dark charcoal board-and-batten panelling to the lower walls, a hunter green upper wall and a display shelf across the chimney breast. To the rear, the kitchen/dining room is the sociable heart of the house: white shaker-style units with dark wood-effect worktops, a patterned mosaic splashback, an under-counter oven and extractor are complemented by a dining area with sage-green walls and a round table for everyday family meals. French doors open directly to the garden, making the space bright and practical throughout the day. A characterfully finished cloakroom with patterned splashback tiling completes the ground floor.

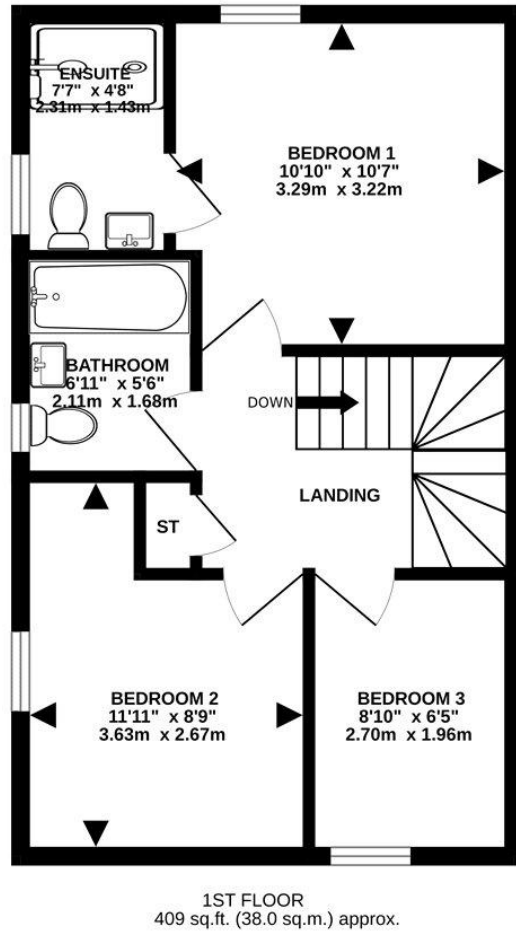
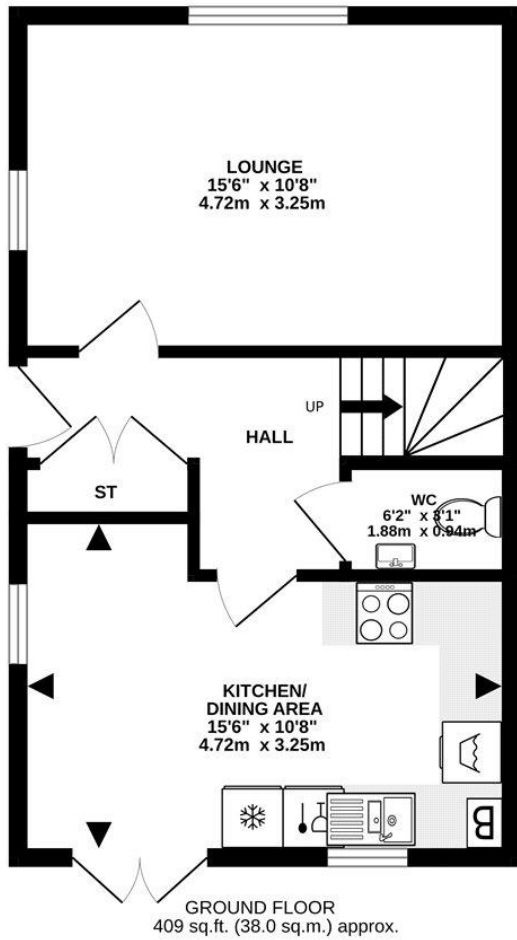
The principal bedroom has a striking feature wall of brick-effect wallpaper above dark navy panelling, and is served by a stylish en suite with marble-effect tiling, a walk-in shower, a wash basin and a WC. The second bedroom is a generous double to the front, while the third, currently arranged as a dressing room with hunter-green walls, white lower panelling, and triple-arched mirrors, would equally suit a single bedroom or a home office. The family bathroom is well finished, with a panelled bath, sage-green walls and grey marble-effect tiling.





TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE: The enclosed rear garden is mainly laid to lawn with a paved path leading from the French doors. Dark timber fencing provides good privacy on all sides, and a dark-stained timber garden building with glazed doors offers further potential as a home office or studio. The property also has off-road parking for two vehicles.

LOCATION: The Quarter Jack development is well placed for Wimborne town centre, with its independent shops, restaurants, cafes and regular market all within a level walk. Bus routes connect to Bournemouth, Poole and surrounding villages, and the A31 provides access to the wider road network.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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