

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



CUTLERS PLACE,  
WIMBORNE, BH21 2HZ







# ASKING PRICE £500,000

---

- MOTIVATED SELLERS WITH NO FORWARD CHAIN
- OWNED SOLAR PANELS
- SPACIOUS EXTENDED FAMILY HOME
- WALKING DISTANCE OF WELL REGARDED SCHOOLS
- WONDERFUL BYTHEWAY FIELD WALKS
- EXCELLENT TRANSPORT LINKS
- GENEROUS PLOT
- 4 BEDROOMS
- LARGE LIVING ROOM & CONSERVATORY
- SOUTHERLY ASPECT REAR GARDEN

MOTIVATED SELLERS WITH NO FORWARD CHAIN - OWNED SOLAR PANELS - This SPACIOUS EXTENDED FAMILY HOME is situated on popular Cutlers Place, which is within walking distance of WELL REGARDED SCHOOLS, wonderful walks at Bytheway field, excellent TRANSPORT LINKS and amenities. The property is positioned on a GENEROUS PLOT, with a LARGE REAR GARDEN.





On arrival at the property there is a tarmacked driveway with parking for two/three cars and access to the single garage. There is a front lawn with mature borders.

Upon entering the property there is an entrance porch which leads into the entrance hall. From here there are stairs to the first floor and access into the large living room, which enjoys a dual aspect, with a large window to the front and patio doors to the rear.

To the rear is a conservatory, which can be accessed via the kitchen and has a lovely view and access to the rear garden.

The kitchen itself is a generous size and offers a breakfast bar, a range of base and wall units, electric hob, electric oven, spaces for appliances and further built in larder cupboard. There is a view and access to the rear garden with a window and door fitted to the rear.

Off the kitchen is a large ground floor bedroom, which an ensuite cloakroom/utility room (which could be converted into a shower room).

The first floor accommodation includes two double bedrooms and a single bedroom with a large storage cupboard. The family bathroom includes a bath with an electric shower over, built in cupboard, hand wash basin, WC and heated towel rail.

The rear garden benefits from a southerly aspect and includes a large lawn, patio, pond and garden shed. There are steps to a further tier of the garden with mature planting and further lawn. At the rear of the garden there are views over and backing on to open fields (which could be built on in the future). There is a side gate/pathway from the front to the back garden.

The property includes double glazing, gas central heating and solar panels.

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

#### Additional Information

Agents Note: The property does back on to open fields which could be built on in the future

Energy Performance Rating: C

Council Tax Band: C

Tenure: Freehold

Flood Risk: Check long term flood risk

Conservation area: No

Listed building: No

Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

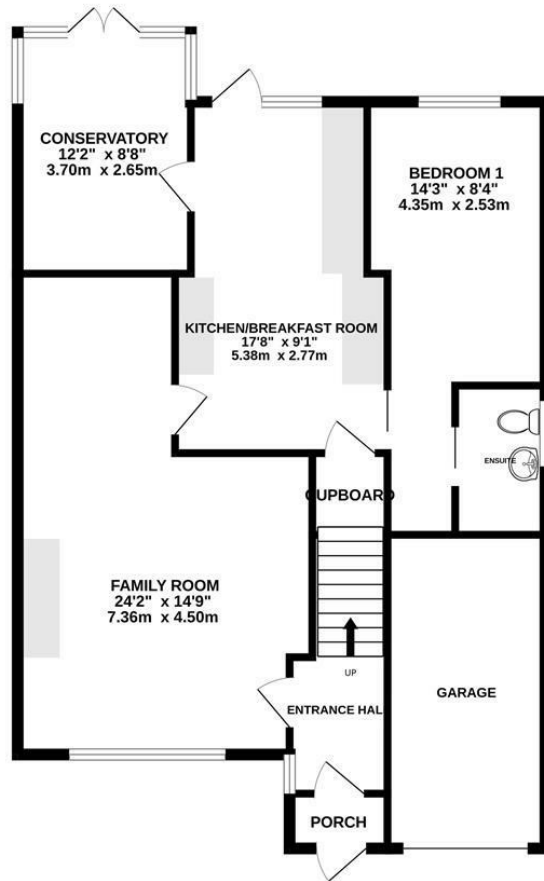
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website

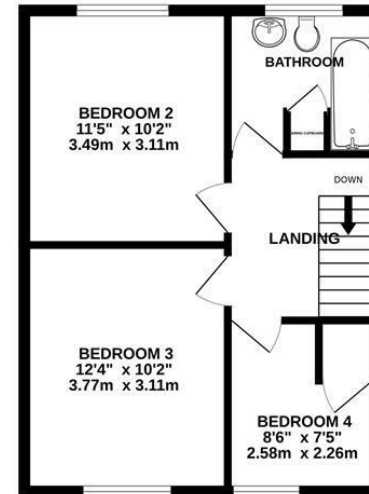




GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1392 sq.ft. (129.3 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.  
Made with Metropix ©2025

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

**Ferndown Office**

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595