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GIDDY LAKE
WIMBORNE, BH21 2QU



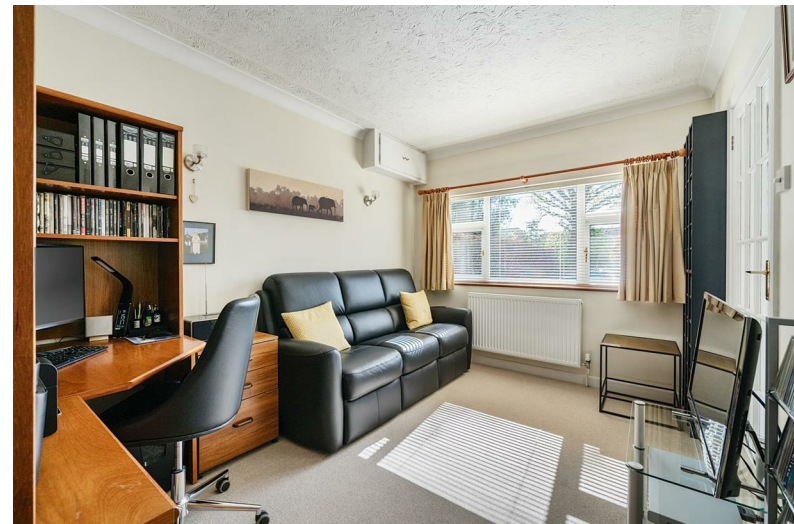
GUIDE PRICE £700,000

This **FOUR BEDROOM DETACHED FAMILY HOME** sits on a **GENEROUS PLOT** and is **CONVENIENTLY LOCATED** just a **SHORT DRIVE** from **WIMBORNE TOWN CENTRE** and enjoys a **QUIET SEMI-RURAL SPOT** with a **MATURE WOODED BACKDROP**. **VERY WELL PRESENTED THROUGHOUT** and decorated in a **NEUTRAL PALETTE**, accommodation is **WELL PROPORTIONED, LIGHT AND AIRY**.

The property is approached across a tarmacked frontage providing ample off road parking for a number of vehicles and mature planted borders with walled front boundary. Offering well proportioned and beautifully presented accommodation, decorated in a neutral palette throughout, the property has light and airy ambience.

An enclosed entrance porch leads to an inner hallway with stairs rising to the first floor. On the ground floor, a generously sized, dual aspect lounge/dining room has French doors leading out to the rear garden paved terrace. A separate study overlooks the front of the property with a connecting door to a ground floor cloakroom and onward to a stylishly appointed kitchen with contemporary white units, high quality built-in appliances and an island unit. With window overlooking the rear garden there is also a door leading to outside.

The four double bedrooms on the first floor are served by a bathroom with shower as well as a separate shower room. Bedroom one is fitted with a range of built-in bedroom furniture and bedroom two has a useful storage cupboard.



Outside, the rear garden enjoys a good degree of privacy and is beautifully landscaped and maintained with mature border and specimen bed planting. The wooded backdrop beyond enhances the peace and tranquillity. A paved terrace runs along the rear elevation of the house – an ideal spot for alfresco dining – and steps rise to the extensive lawn and feature rockery/flower beds. A detached outbuilding provides a useful utility room.

Additional Information

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

Restricted Covenant: Yes – No pigs or permanent caravans

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



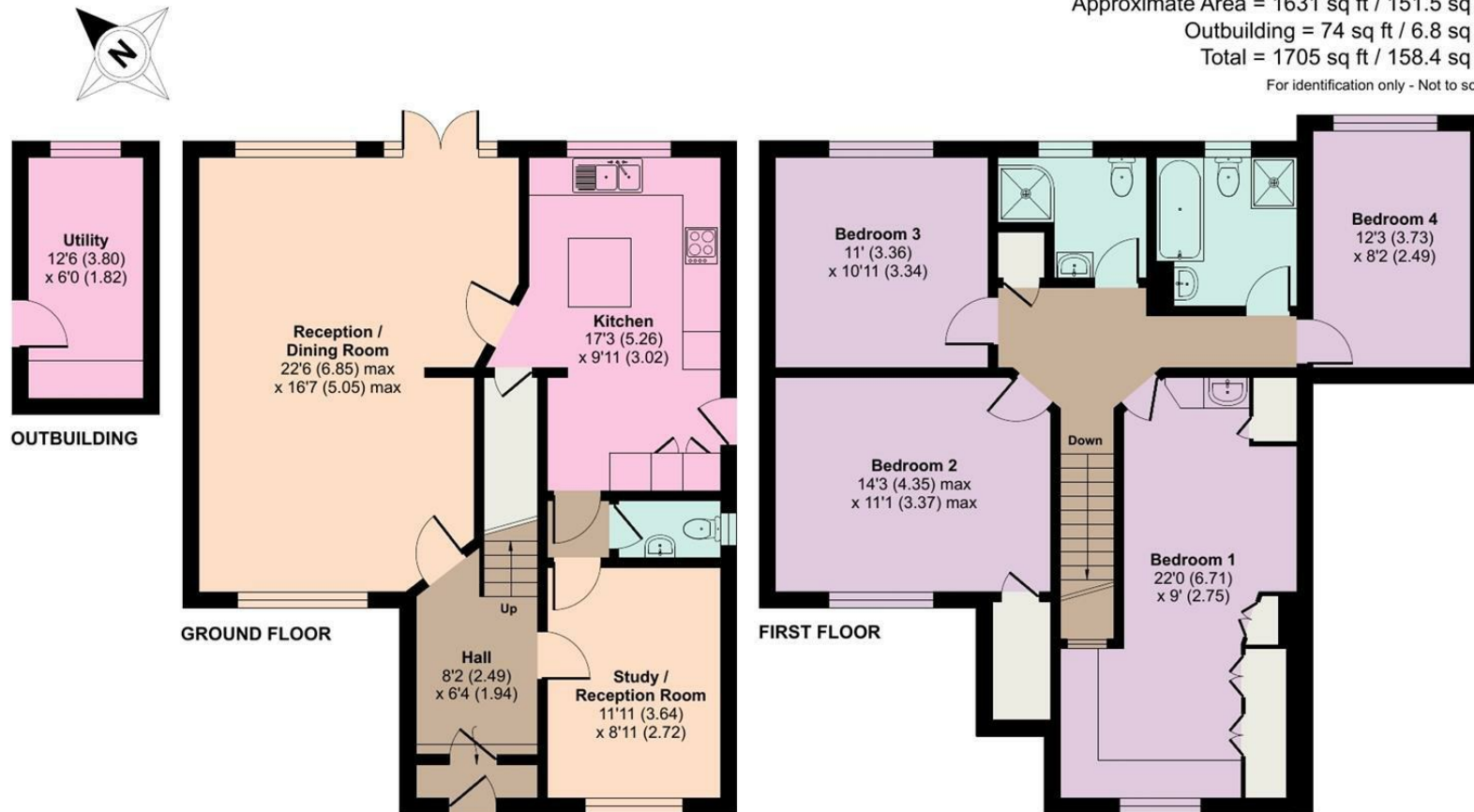
Giddy Lake, Wimborne, BH21

Approximate Area = 1631 sq ft / 151.5 sq m

Outbuilding = 74 sq ft / 6.8 sq m

Total = 1705 sq ft / 158.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Edwards Estates Ltd. REF: 1277451

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