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LONNEN ROAD
WIMBORNE, BH21 7AU



GUIDE PRICE £850,000

- SUPERB DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- APPROXIMATELY ½ ACRE PLOT
- RURAL LOCATION
- BEAUTIFULLY LANDSCAPED GARDENS
- ADJOINS GREEN BELT COUNTRYSIDE
- THREE BATHROOMS
- LOCAL AMENITIES APPROXIMATELY ½ MILE DISTANT
- EXTENSIVELY REFURBISHED THROUGHOUT TO AN EXCELLENT STANDARD
- COUNTRYSIDE VIEWS

NEW INSTRUCTION!

This SUPERB 4 DOUBLE BEDROOM FAMILY home has been EXTENSIVELY REFURBISHED THROUGHOUT offering SPACIOUS AND VERSATILE accommodation. Sitting in grounds of APPROXIMATELY HALF AN ACRE there is AMPLE OFF ROAD PARKING and a DELIGHTFUL OUTLOOK TO THE REAR towards open countryside. BEAUTIFULLY LANDSCAPED GROUNDS enhance the tranquil location!



Approached across a paved frontage, providing off road parking for a number of vehicles, this deceptively spacious, four double bedroom detached family home occupies a generous plot of approximately half an acre with the rear garden backing on to green belt countryside views.

Offering slightly in excess of 2000 sq.ft. of floor space, the property has been extensively and stylishly refurbished both inside and out including:

- New Kitchen
- New Bathrooms
- New flooring to ground floor
- New log burner in the lounge
- Redecoration throughout
- New electric garage door

Outside, the garden with mature borders and planting, benefits from a beautifully refurbished raised patio with glass balustrade, accessed through bi-folding doors from the lounge, extending across to the rear of the utility. In addition, there are raised vegetable planters and fruit trees, along with a pergola and greenhouse.

On the ground floor, accommodation includes a spacious, contemporary style living room with a feature woodburning stove and delightful views over the rear garden and countryside beyond. At a raised level, there is a recently fitted, stylishly appointed open plan kitchen/breakfast room with an extensive range of appliances. In addition, there is a utility room and cloakroom with doors leading out to the rear, as well as an ensuite bedroom and dining room/bedroom 5.

On the first floor there are three further bedrooms – the master with a Juliet balcony overlooking the rear garden, fitted wardrobes and large ensuite shower room, whilst the remaining two bedrooms enjoy a front aspect and each with fitted wardrobes. These are served by a recently fitted family bathroom.

The property is located approximately half a mile from local shops in Colehill and Wimborne town centre is just a short drive away, with more extensive facilities available in Wimborne which is approximately two miles away. There are excellent local schools in both state and independent sectors within easy striking distance.

- Additional Information
- Energy Performance Rating: B
 - Council Tax Band: F
 - Tenure: Freehold
 - Accessibility / Adaptations: Lateral living
 - Solar Panels: Owned
 - Flood Risk: Very low but refer to gov.uk, check long term flood risk
 - Conservation area: No
 - Listed building: No
 - Tree Preservation Order: Yes
 - Parking: EV charging private, private driveway & gated parking
 - Utilities: Mains electricity, mains gas, mains water
 - Drainage: Mains sewerage
 - Broadband: Refer to Ofcom website
 - Mobile Signal: Refer to Ofcom website



Lonnen Road, Wimborne, BH21



Denotes restricted
head height

Approximate Area = 1850 sq ft / 171.8 sq m

Limited Use Area(s) = 35 sq ft / 3.2 sq m

Garage = 141 sq ft / 13 sq m

Total = 2026 sq ft / 188 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). © nichecom 2025. Produced for Edwards Estates Ltd. REF: 1272223



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.

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