

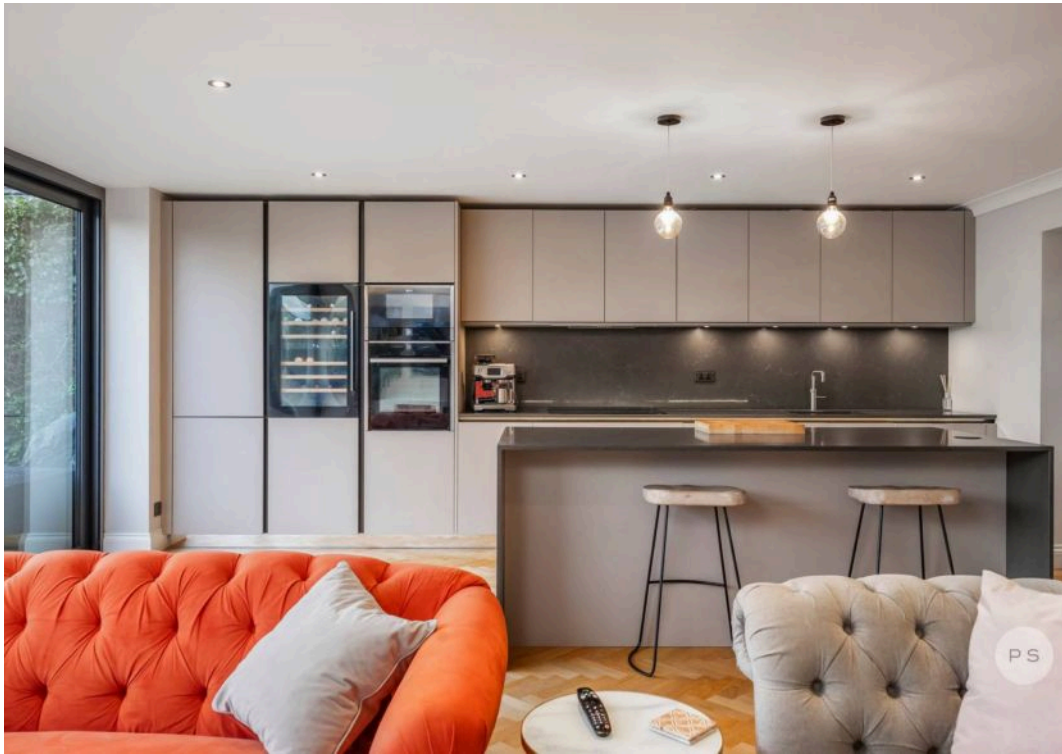
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12 Redcotts Road, Wimborne - BH21 1ET

Price £895,000

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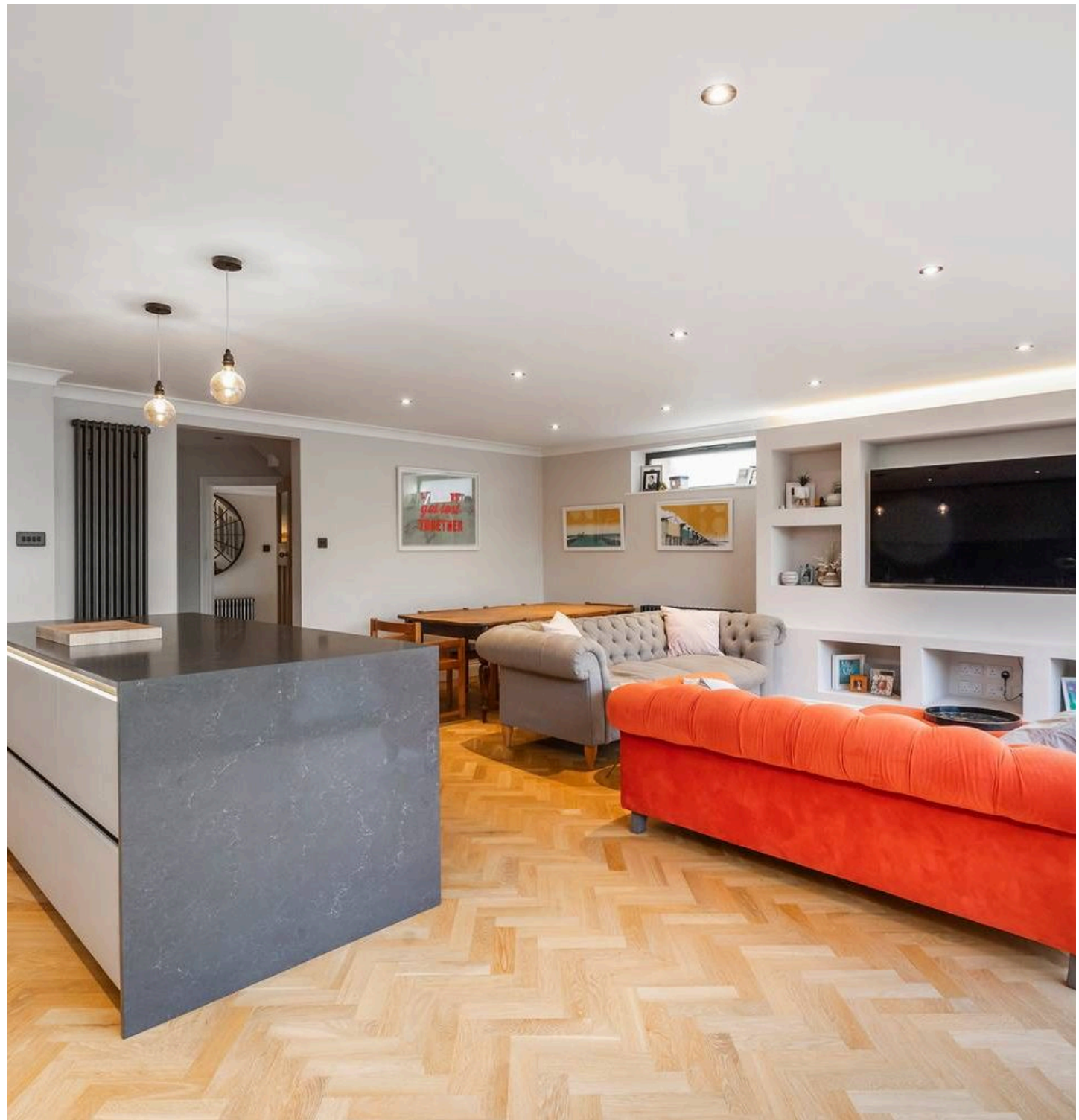
# 12 Redcotts Road

## Wimborne

Originally built in the 1930s, this magnificent property has been meticulously refurbished and extended to an exceptional standard, seamlessly marrying modern luxury with its timeless character. Completed in 2021, the comprehensive renovation includes new double glazing, a full electrical rewire and replumbing plus ethernet cabling throughout, ensuring the home is as functional as it is beautiful.

At the heart of the home lies an extraordinary open-plan kitchen/breakfast/family room, designed to captivate with its full-width sliding double-glazed glass screens that open effortlessly onto the expansive terrace and mature rear garden. This space creates an unparalleled setting for indoor-outdoor living and entertaining.

- 5 Double bedrooms
- 3 Reception rooms
- 3 luxurious bath/shower rooms
- Extended and redesigned by the present owners to a high standard throughout
- Open plan family kitchen/ living/ dining room
- Driveway and off road parking
- Contemporary finish with original 1930's features
- Located a short level walk to Wimborne Town Centre
- Cul de Sac location
- Council Tax Band E - £2625.02
- Approx 2178 sq.ft. / 202 sq.m.
- Freehold



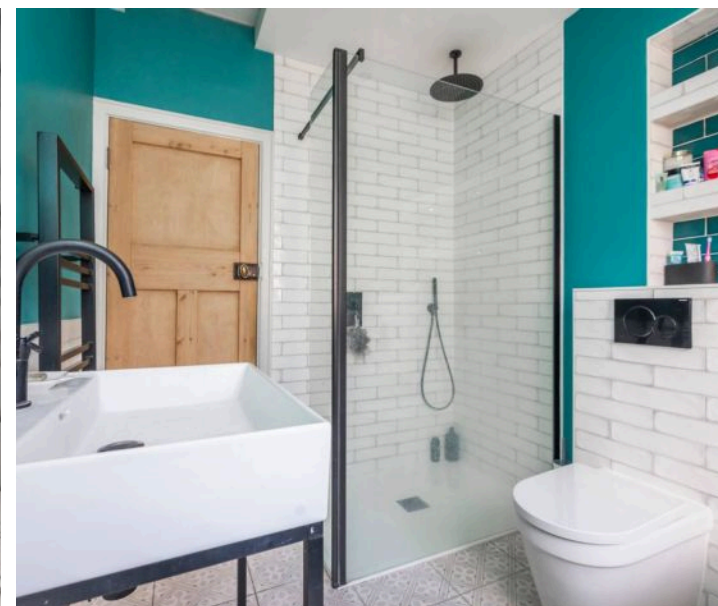
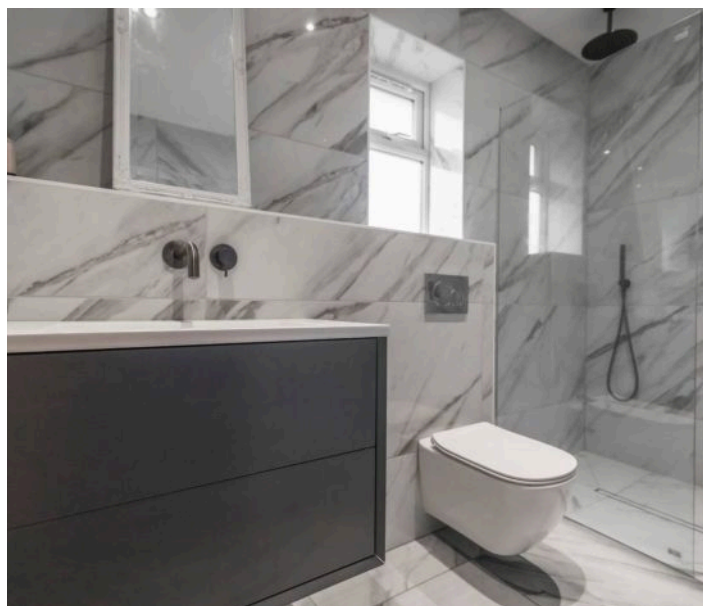


Complementing the ground floor are a range of well-appointed spaces, including a utility room, cloakroom, boot room, second sitting room, and versatile dining room or playroom. The original staircase, complete with a fitted runner, leads to the first floor, where you'll find 4 generously proportioned double bedrooms and a good sized fifth bedroom, currently used as a study. The accommodation is further enhanced by 2 luxurious en-suite shower rooms and a chic family bath/shower room, all finished with impeccable attention to detail and style.

Outside, the property features a long concrete driveway with off road parking. The front garden is laid to lawn, bordered by planting, a low brick wall. The impressive rear garden, stretching over 100 feet and backing onto Wimborne Cemetery, offers privacy and tranquillity. Spacious, raised lawn enclosed by close-boarded fencing and mixed hedgerows. A beautifully designed limestone-tiled terrace provides the perfect setting for al fresco dining. At the end of the garden, is a large garden shed and additional entertaining terrace.

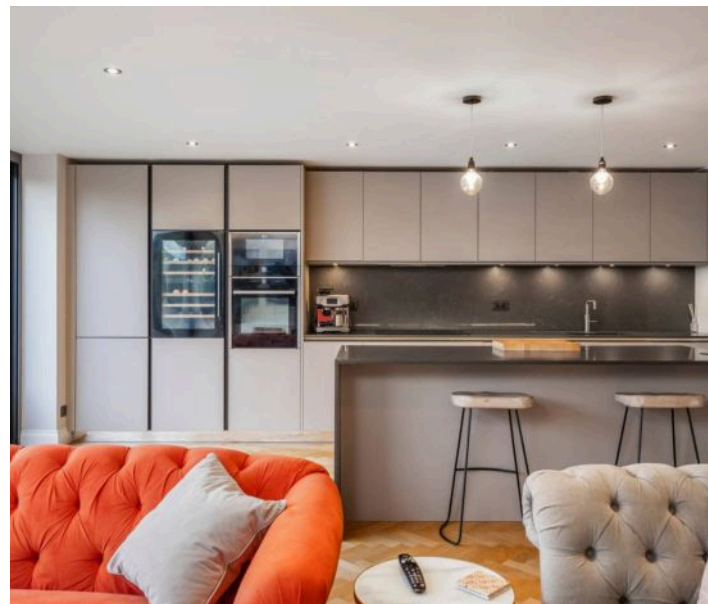
LOCATION: Nestled in a peaceful cul-de-sac in the highly regarded market town of Wimborne, this property enjoys an enviable position overlooking Redcotts Park, home to the local tennis and bowling club, skate park, and playing fields. Just a short stroll away lies the heart of charming Wimborne, with its vibrant selection of eateries, shops, and amenities. Families will appreciate the property's location within the catchment of well-regarded schools, while commuters benefit from excellent transport links, including easy access to London. Wimborne offers an outstanding range of services, including doctors' surgeries, a local hospital, and strong health and social care facilities. The town also caters to leisure enthusiasts, with a wealth of opportunities to explore the county's areas of outstanding natural beauty. Residents can enjoy miles of bridleways, footpaths, and coastal routes, making this an ideal base for outdoor pursuits and a serene lifestyle.

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979, Philippa Sole wish to declare a personal interest in the sale of this property.





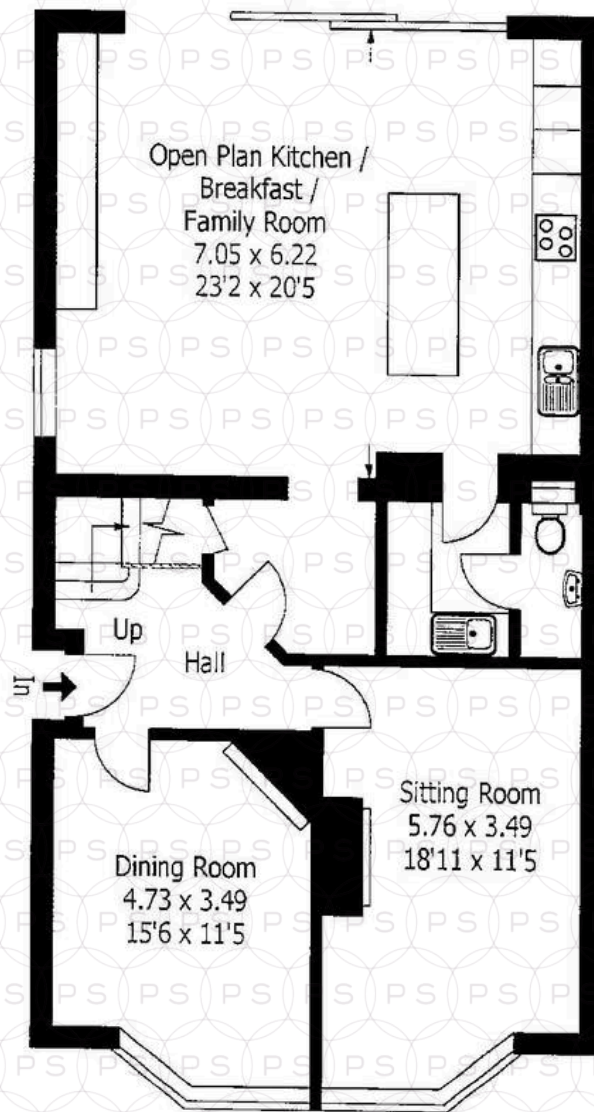
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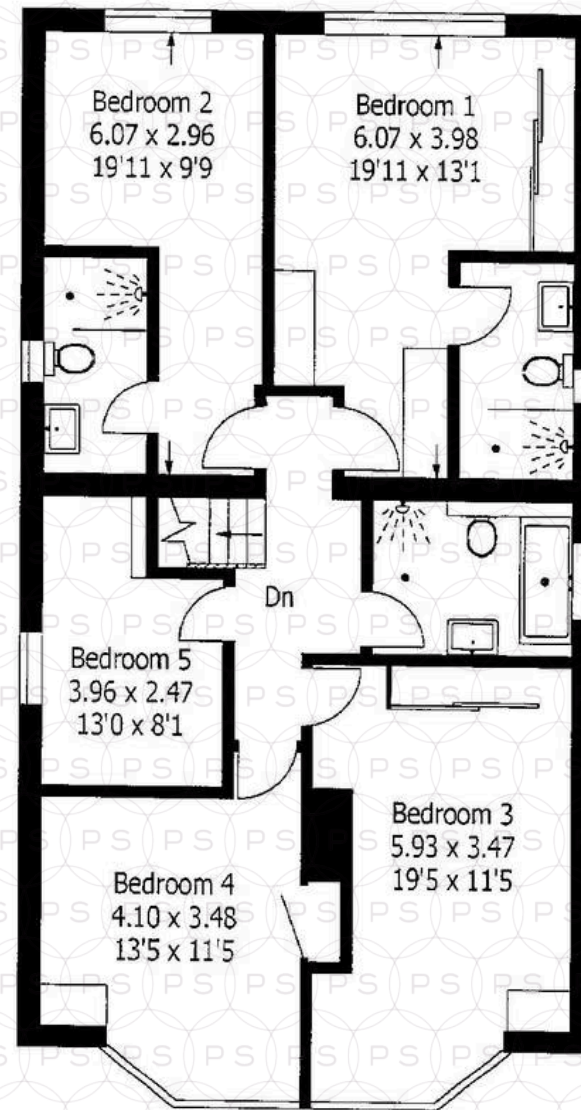




Approximate Gross Internal Area :- 202 sq m / 2178 sq ft



**Ground Floor**



**First Floor**

For identification purposes only, not to scale, do not scale





## Philippa Sole Ltd

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