



23 Oakley Lane
, Wimborne, BH21 1SF

Offers in excess of £550,000



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BEAUTIFULLY PRESENTED CHARACTER
COTTAGE WITH ATTRACTIVE GARDENS

Situated in a SOUGHT-AFTER, ESTABLISHED LOCATION within walking distance of WIMBORNE, this charming cottage has been lovingly MODERNISED by the current owner, blending MODERN COMFORT with ORIGINAL CHARM and character.

The property is a true gem, offering UNIQUE FEATURES that can only be fully appreciated through an INTERNAL VIEWING. An ideal home for those seeking a mix of timeless appeal and contemporary living.

The ground floor comprises a porch, a stunning welcoming reception hall with a cloakroom, a bright and spacious lounge with dual-aspect windows, and a feature log burner. The kitchen boasts Shaker-style units, granite countertops, solid oak breakfast island and integrated single Neff oven, induction hob and warming draw, along with a combination Neff microwave. An integrated dishwasher ,washing machine and a kitchen workstation complete the hub of the property. A rear hallway connects to a versatile third bedroom/snug, complete with a vaulted ceiling, exposed beams, and a second log burner.

Upstairs, the first floor offers two well-proportioned bedrooms. The primary bedroom features an ornamental cast iron fireplace and loft access, while the second bedroom includes a built-in storage cupboard and garden views. The family bathroom is well-appointed with a Burlington suite integrated shower, heated towel rail and mermaid panel walls

The gardens, professionally landscaped, extend to the front, side, and rear. The front garden features a Cotswold stone driveway with parking for multiple vehicles, a manicured lawn, and raised borders. The rear garden is fully enclosed, offering a mix of lawn, Indian sandstone paving, a pergola, and a brick-built log store. Additional highlights include a modern garage with power and lighting and pergola providing a beautiful outside expanse.

This charming home benefits from gas-fired central heating, UPVC double glazing, handmade oak-panelled doors, and





LOUNGE
13'5" x 11'10" (4.11 x 3.61)

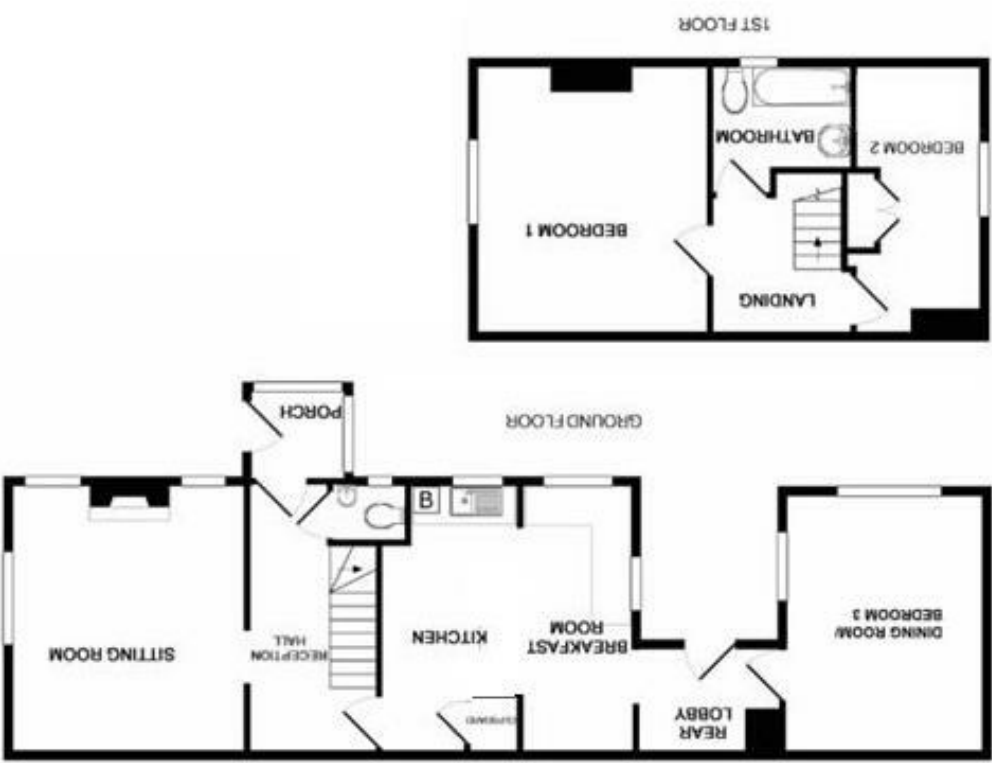
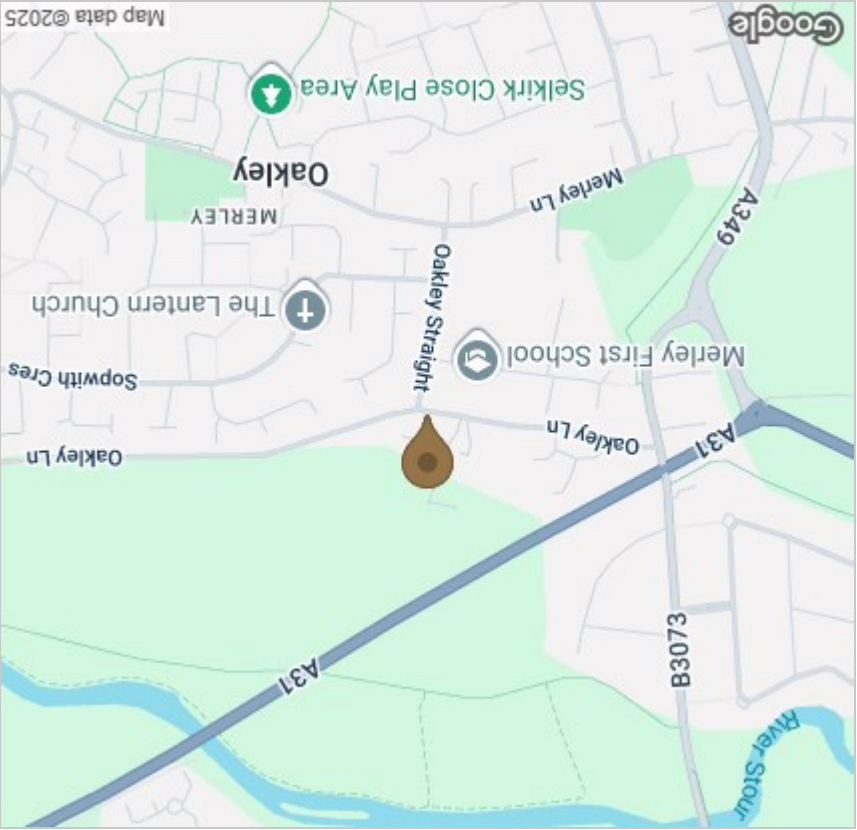
REAR HALLWAY
7'8" x 5'4" (2.36 x 1.65)

DINING ROOM/SNUG/BEDROOM
12'5" x 9'4" (3.81 x 2.87)

BEDROOM 1
13'3" x 12'0" (4.06 x 3.68)

BEDROOM 2
13'6" x 6'3" (4.14 x 1.91)

Area Map



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		55
		82