

THE OLD BAKERY

172 LEIGH ROAD

WIMBORNE



The newly constructed cottages at Leigh Road stand on the former site of Baldwin's Bakery and Café, a landmark in Wimborne's history for over two generations.



Designed and constructed by local developers Ankers & Rawlings, The Old Bakery comprises 2 two-bedroom cottages, traditionally constructed with contemporary interior styling. Each cottage incorporates high quality fixtures and fittings, this being the hallmark of all Ankers & Rawlings developments.

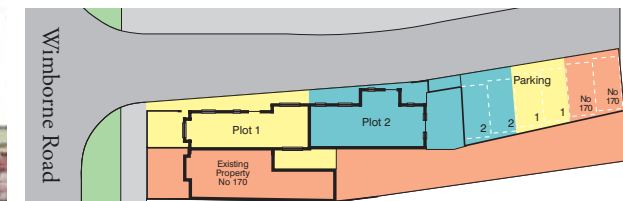
The properties are located on a corner plot, right opposite the countryside setting of Leigh Common Nature Reserve and benefits from easy access to Canford Bottom. From here travellers can access the by-pass West to Poole or East to Ferndown, Ringwood and beyond or South to Longham, Hurn Airport, Christchurch and Bournemouth.

Wimborne Minster, benefits from its diverse range of attractive shops, courtyards, walks alongside the River Allen and the famous Wimborne Market, which are all within 1 mile.



Artist's impression

SITE PLAN (not to scale)



TWO NEWLY CONSTRUCTED 2 BEDROOM COTTAGES SITUATED ON THE OUTSKIRTS OF WIMBORNE MINSTER

THE OLD BAKERY COTTAGES

Cottage 1 Ground Floor

Living Room 3.50 x 4.00
11'6" x 13'2"
Kitchen 3.40 x 3.00
11'2" x 9'10"

Cottage 1 First Floor

Bedroom 1 3.00 x 3.50
9'10" x 11'6"
Bedroom 2 3.40 x 3.00
11'2" x 9'10"
Bathroom 2.00 x 1.90
6'6" x 6'3"

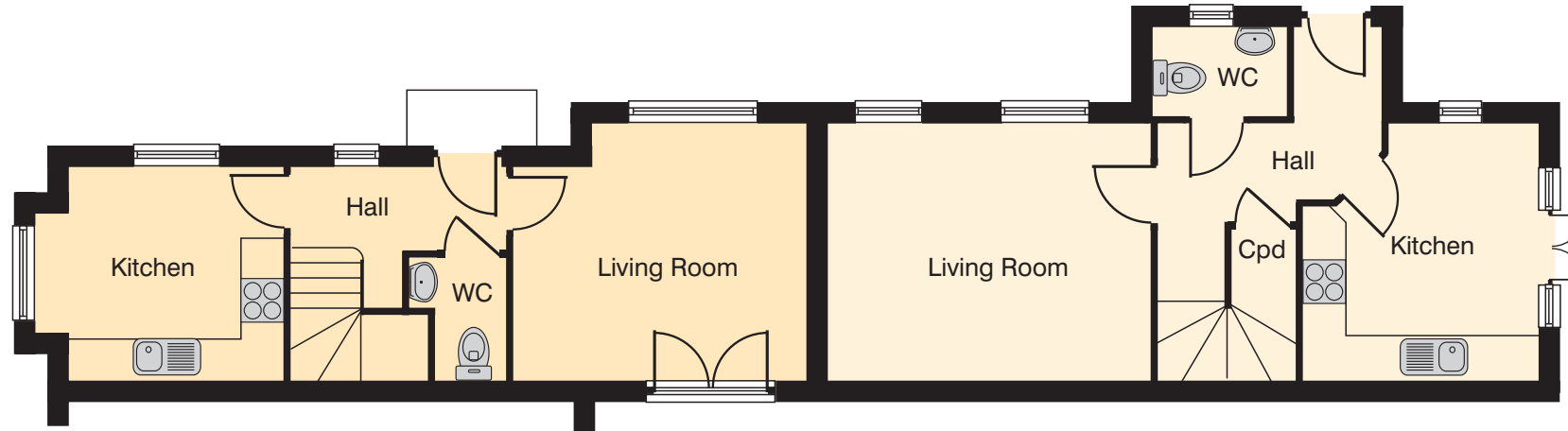
Cottage 2 Ground Floor

Living Room 3.50 x 4.50
11'6" x 14'9"
Kitchen 3.30 x 3.50
10'10" x 11'6"

Cottage 2 First Floor

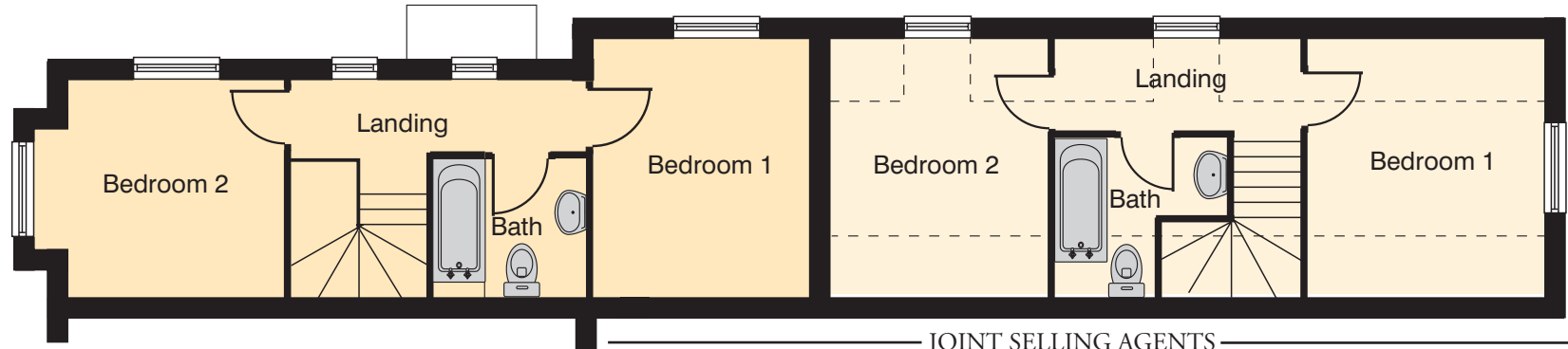
Bedroom 1 3.30 x 3.50
10'10" x 11'6"
Bedroom 2 3.00 x 3.50
9'10" x 11'6"
Bathroom 2.20 x 2.40 L shaped
7'3" x 7'10"

All measurements are given as maximums



COTTAGE 1

COTTAGE 2



JOINT SELLING AGENTS



Specification for your comfort and convenience:

Internally the properties are to be well planned throughout including creatively designed kitchens, well appointed bathrooms with tiling, smooth finish ceilings throughout, gas fired central heating and 10 year NHBC Buildmark Warranty.

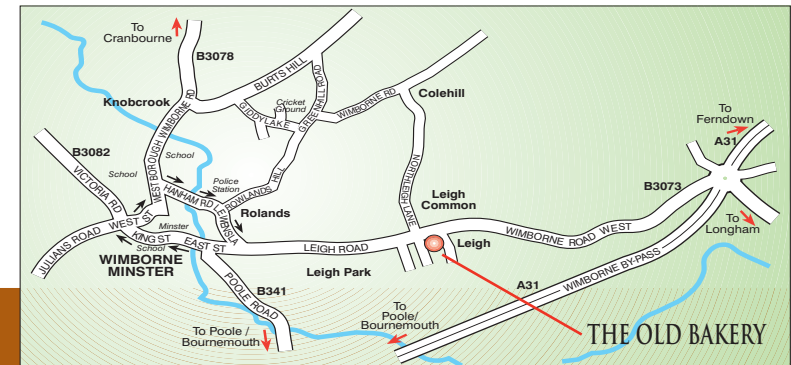


NEW HOMES

Goadsby & Harding
 www.goadsby.co.uk
01202 856666

Alan Cosgrove MRICS **01202 842922**

Unit 5, Mitchell Road, Fernside Park, Ferndown Industrial Estate, Dorset BH21 7SG
 Tel: 01202 861776 email: info@ankers-rawlings.com www.ankers-rawlings.com



THE OLD BAKERY

The Selling Agents and the Developer reserve the right to alter and amend the information given on this leaflet if necessary. Nothing contained herein shall be, or shall be deemed to be part of any contract. The approximate dimensions quoted indicate maximum room sizes and are scaled from plans before construction has commenced. Potential buyers should note that no allowance has been made for the thickness of plaster or skirting boards, and all dimensions may vary during construction. They are not intended to be used for carpet sizes, appliance spaces or items of furniture. Apartments of the same type may vary in size and purchasers are strongly advised to confirm all measurements of their chosen home on site. Variation in the construction and landscaping should be expected. Illustration is an artist's impression.