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**Wimborne**  
**Dorset, BH21 1RW**



# Wimborne, Dorset, BH21 1RW

## FREEHOLD PRICE: £485,000

A deceptively spacious detached family home offering four bedrooms, open plan kitchen/dining/family room, separate sitting room, three bathrooms, integral garage (currently sub-divided into a utility room and storeroom). The property benefits from ample off road parking. NO FORWARD CHAIN.

- Accommodation is approximately 1,566 sq ft
- Entrance hallway with cloakroom
- Generous sitting room with bay window
- Superb open plan kitchen/dining/family room with vaulted ceiling and sky lights, patio doors to garden. The kitchen has a range of high gloss base and eye level units with granite worktops, central island unit with breakfast bar, hob, integrated dishwasher, microwave, double oven and American style fridge freezer, space for large table and chairs
- Separate utility room with range of cupboards and space for washing machine and wall mounted boiler
- Four good size bedrooms
- Main bedroom with en suite bathroom
- Bedroom two with en suite shower room
- Double glazing and gas heating
- Outside: Driveway giving off road parking leading to garage (currently sub divided into a utility room and storeroom with electric roller door. Directly opposite the driveway are further parking bays. The rear garden has artificial grass and concrete patio area with raised flower beds and established Oak trees

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is approximately two miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

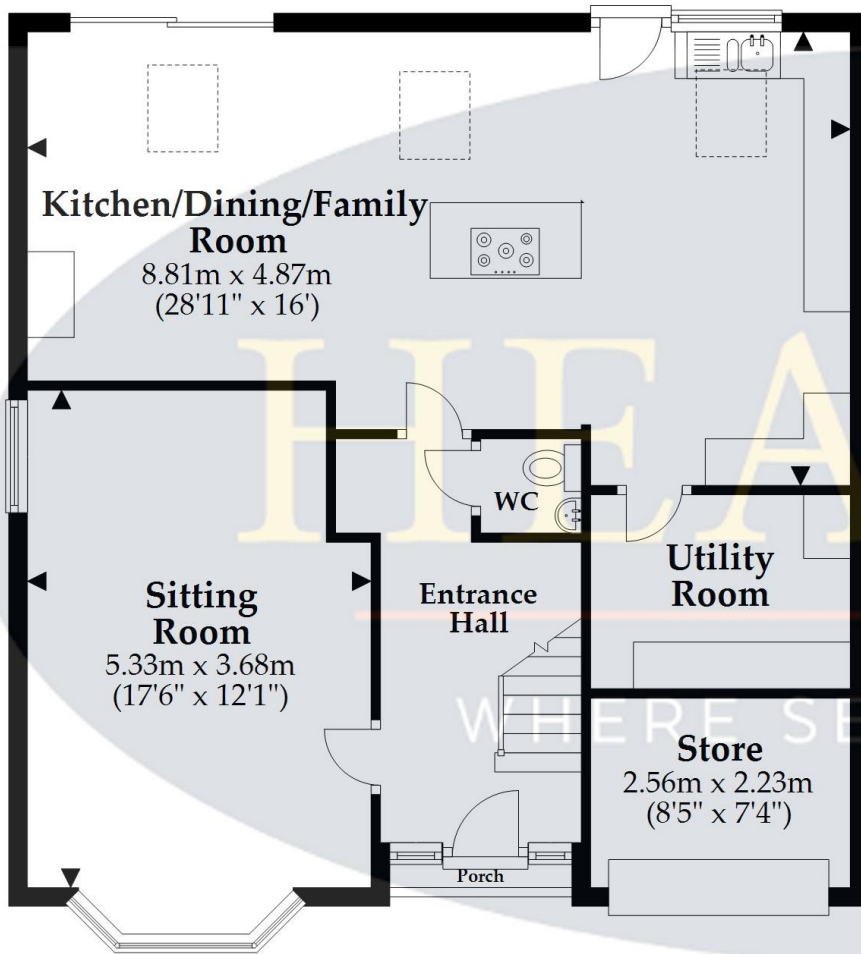






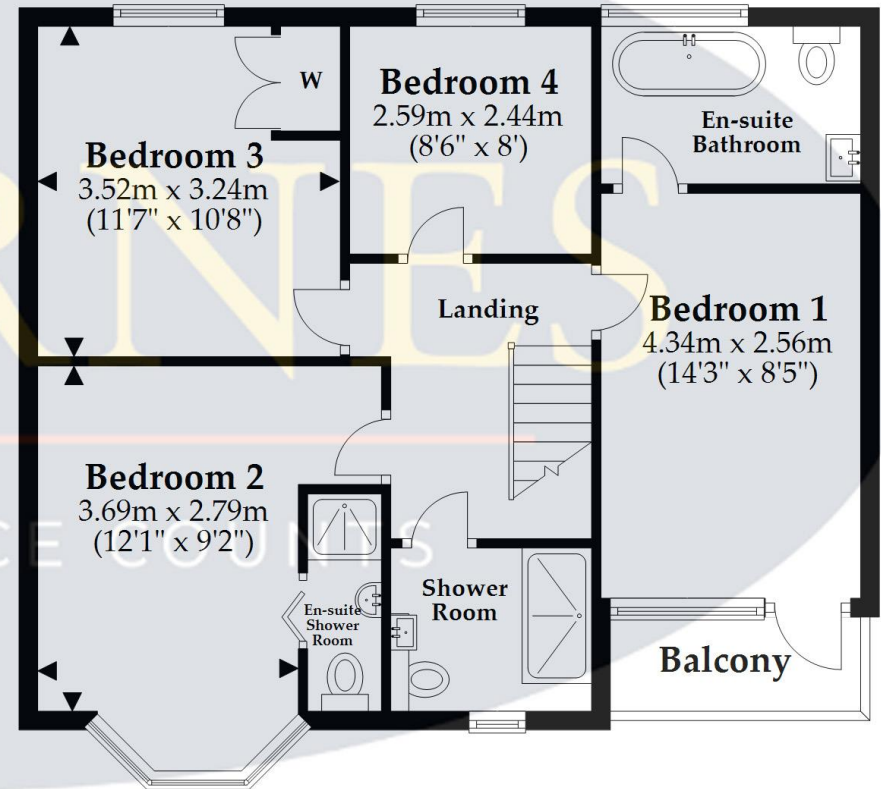
# Ground Floor

Approx. 80.6 sq. metres (867.1 sq. feet)



# First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 141.9 sq. metres (1527.8 sq. feet)

This plan is not to scale and it is for general guidance only. LIT Surveying Ringwood











[www.hearnnes.com](http://www.hearnnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnnes.com](mailto:Wimborne@hearnnes.com)

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