



**Wimborne**  
**Dorset, BH21 1BX**



# Wimborne, Dorset, BH21 1BX

## FREEHOLD PRICE: £1,100,000

An imposing and substantial double gabled family home offering four bedrooms, four reception rooms and two bathrooms as well as a large kitchen/breakfast room, separate utility room and many character features. The property is situated on a good size plot with a driveway giving off road parking. **VENDOR SUITED.**

- House is approximately 2,620 sq ft
- Stunning large entrance hallway with original tiled flooring, under stairs storage cupboard and cloakroom with wash hand basin and WC
- Superb sitting room with inset wood burner and dual aspect
- Separate lounge with feature fireplace and inset wood burner, dual aspect with attractive bay window
- Good size music room/study with utility room off
- Family room/games room with French doors to private patio area
- Boot room with storage cupboards and space for cloaks
- Spacious kitchen/breakfast room with range of base and eye level units and pan drawer, complementary wooden worktops, integral dishwasher, electric aga with extractor fan over, space for American style fridge freezer and space for large table and chairs, door to private patio area and further bifold doors to terrace and garden
- Separate utility room with sink, built in fridge, space for washing machine and tumble dryer, base and eye level units
- Stunning staircase with semi galleried landing leading to spacious first floor landing
- Main bedroom with built in wardrobes enjoying a dual aspect and en suite shower room with double shower cubicle, vanity unit with wash hand basin and WC, underfloor heating
- Three further bedrooms with bedroom two enjoying a rear aspect and bedroom three having two rooms connecting, ideal for use as a teenager suite/children's bunk and playroom
- Family bathroom with freestanding bath, separate shower cubicle, twin sinks, WC and heated ladder style towel rail
- Character features including high ceilings, picture rails and feature coving in a number of rooms
- Outside: A shingle driveway giving off road parking with front laurel hedging and to one side access to bin area. The rear garden has a superb, raised terrace patio area ideal for al fresco dining, central steps through wild flower banks lead down to the main garden which is laid to lawn with flower, shrub and tree borders

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 within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: G EPC RATING: D

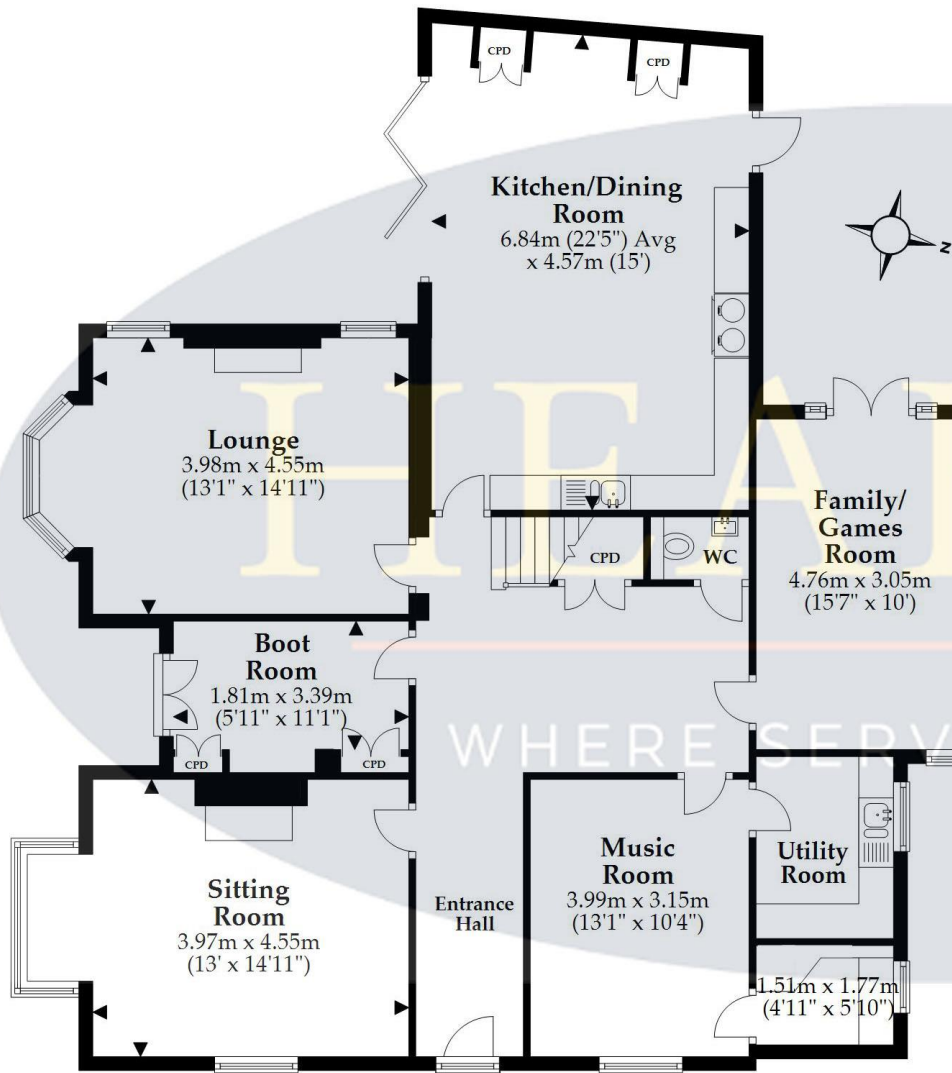
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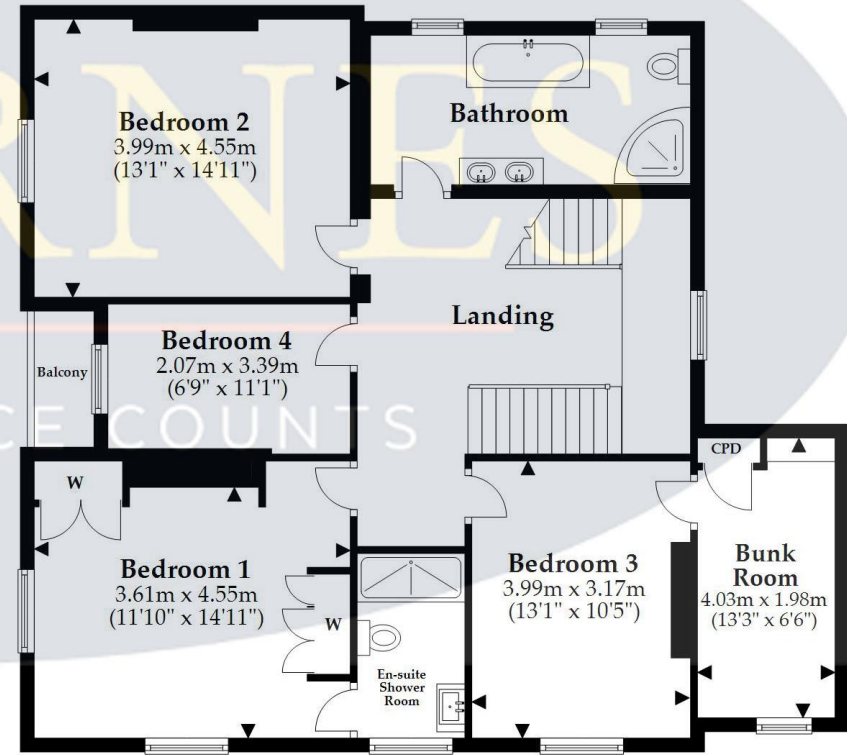
## Ground Floor

Approx. 141.2 sq. metres (1519.6 sq. feet)



## First Floor

Approx. 102.3 sq. metres (1101.3 sq. feet)



Total area: approx. 243.5 sq. metres (2620.9 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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