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**Wimborne, Dorset, BH21 1AN**

# Orchard House, 4 Rowlands Hill, Wimborne, Dorset, BH21 1AN

## FREEHOLD GUIDE PRICE £1,000,000

This superbly positioned and secluded, yet conveniently located home offers four bedrooms, two reception rooms and four bathrooms as well as a garden studio, superb kitchen/breakfast room with separate utility room and small double garage.

- Orchard house was built approximately two years ago and has handsome elevations and occupies a good size plot situated within easy walking distance to the town centre
- Spacious entrance hallway with understairs storage cupboard
- Modern cloakroom/shower room
- Good size sitting room with minster stone fireplace with fitted gas coal effect fire. Double doors lead to kitchen/breakfast room. Dual aspect with French doors to terrace and garden
- Superb kitchen/breakfast room with range of base and eye level units with complementary worktops and integrated appliances including twin NEFF ovens with induction hob and extractor fan, integrated dishwasher and fridge/freezer. Space for table and chairs and French doors to garden
- Large study/bedroom four as adjacent with shower room
- Separate utility room with fitted units, sink with space and plumbing for washer/dryer, linen cupboard housing hot water cylinder and door leading into garage
- Oak staircase leads to first floor landing
- Three double bedrooms on the first floor
- Main bedroom with range of built in furniture and superb fully tiled en suite shower room and twin basins
- Bedroom two with fitted wardrobes and en suite shower room and bedroom three also has fitted wardrobes with adjacent fully tiled family bathroom
- Double glazing and gas fired central heating that is underfloor to the ground floor
- Oak finished internal doors
- Outside: the house is approached via a driveway; the first part being shared by neighbouring properties. Iron gates on brick pillars open to private block paved driveway with parking leading to attached small double garage with pitched roof and electric roller and shutter door
- The rear and side garden are mainly laid to lawn having to the immediate rear, a large wrap around terrace. Patio ideal for al fresco dining. There are established hedges along the boundaries providing privacy and seclusion and range of mature shrubs and horse chestnut tree. To the rear a useful garden studio with en suite shower room

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: G

EPC RATING: B

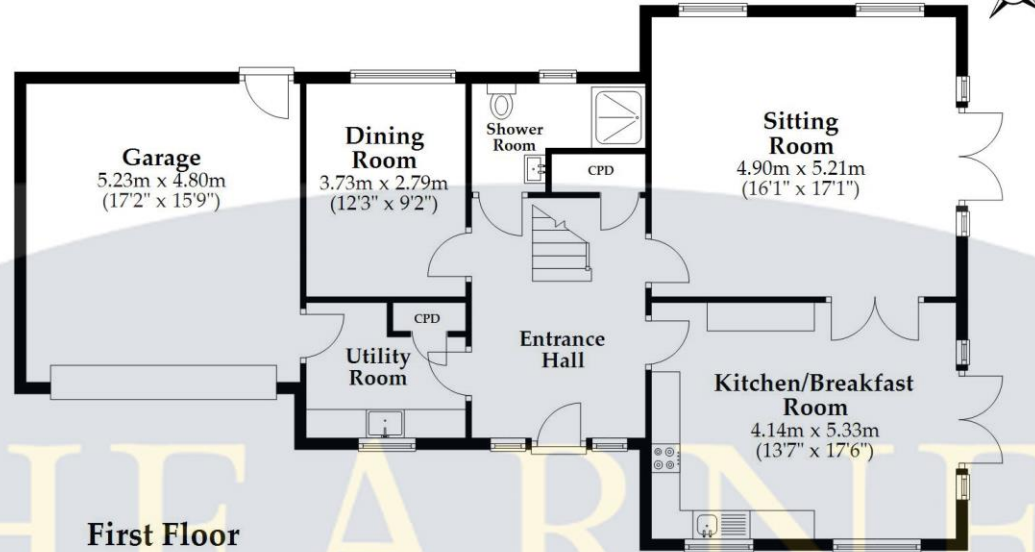
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



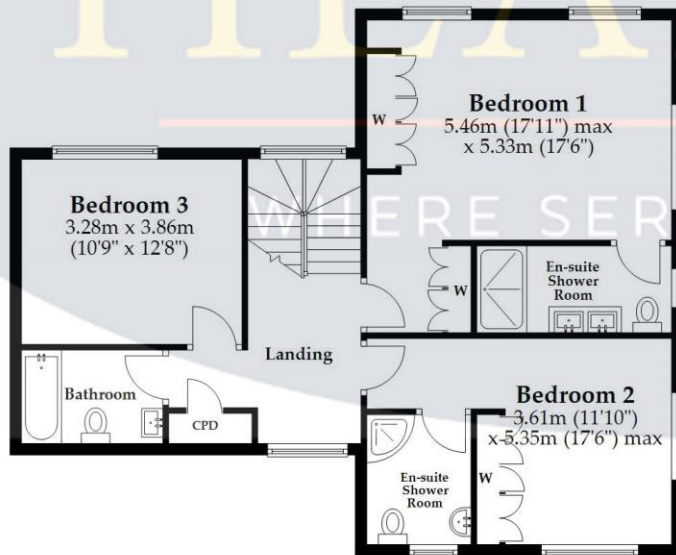


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

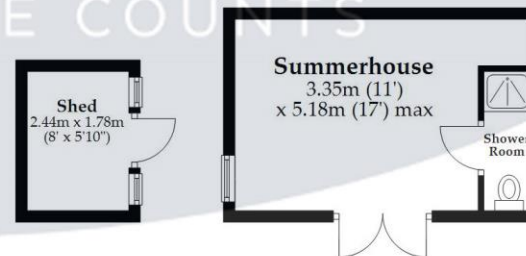
### Ground Floor



### First Floor



### Outbuildings



House Internal Floor Area: approx. 172.8 sq. metres (1861 sq. feet)  
Garage Internal Floor Area: approx. 25 sq. metres (270 sq. feet)  
Outbuildings internal Floor Area: approx. 21.6 sq. metres (233 sq. feet)  
Total Floor Area: approx. 219.4 metres (2364 sq. feet)

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







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