

Wimborne, Dorset, BH21 1EF



HEARNES

WHERE SERVICE COUNTS



*This impressive and refurbished Victorian residence offers seven bedrooms, three reception rooms and four bathrooms as well as a stunning kitchen/family room with bifold doors to landscaped gardens, separate utility room/boot room, cellar and outdoor heated pool. This property is situated on a generous size plot within a few hundred yards of Wimborne Square.*

## **FREEHOLD PRICE: £1,500,000**

- Approximate area – 4,140sq ft / Outbuilding – 4,255sq ft : Total 4,564sq ft
- Character features include Victorian tiled hallway, restored sash windows, three open fireplaces, ceiling cornicing and roses and full height cellar
- Charming drawing room and dining room with doors to garden and separate study
- Stunning kitchen/family room (fitted by Harvey Jones in 2019) with comprehensive range of hand-painted units, a full height larder unit, granite worktops, a butler sink and full length island/breakfast bar with drawers and cupboards beneath. Appliances include two electric ovens, a six burner gas hob and extractor fan over, an integrated dishwasher and fridge freezer with door to cellar, space for table and chairs and sofas with bifold doors leading onto terrace and garden
- Separate utility room/boot room, space for white goods and coats/boots with cloakroom including WC and wash hand basin
- Superb panelled staircase (with mahogany handrail) leading to first floor landing
- Five double bedrooms, four bathrooms (two of which are en suites)
- Two further top floor bedrooms

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.

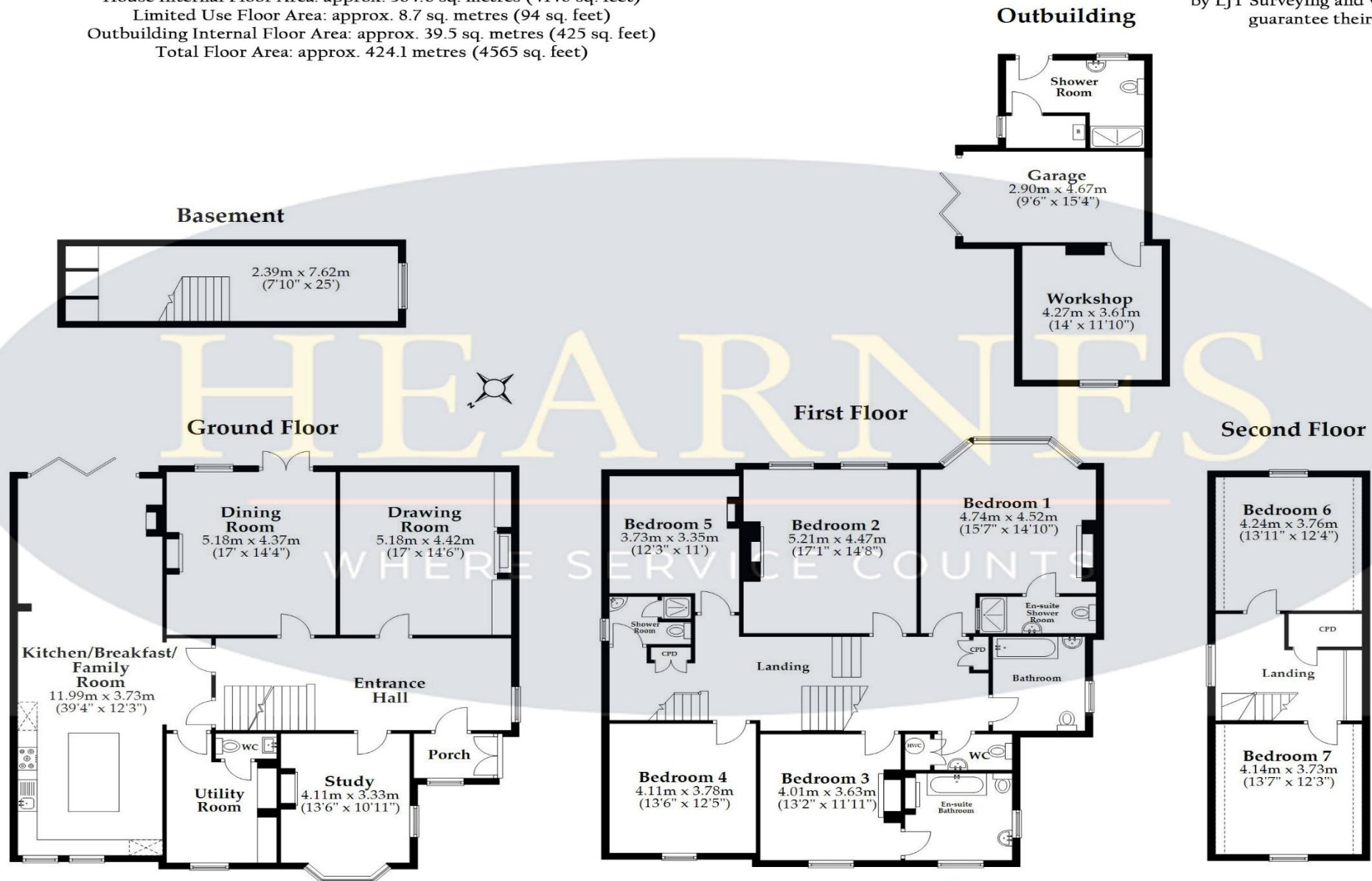
COUNCIL TAX BAND: G      EPC RATING: E





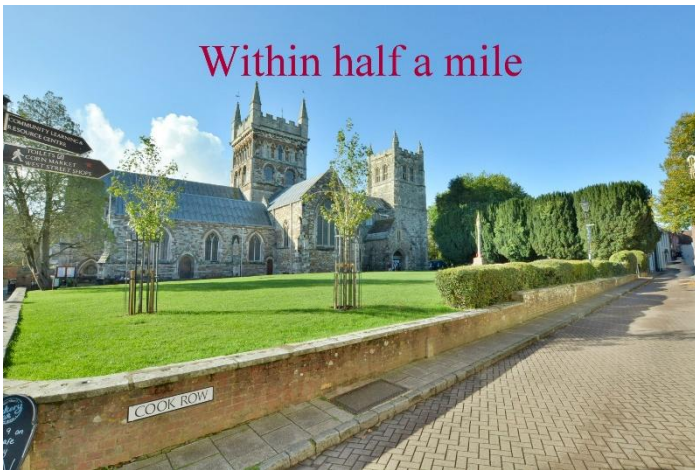
House Internal Floor Area: approx. 384.6 sq. metres (4140 sq. feet)  
 Limited Use Floor Area: approx. 8.7 sq. metres (94 sq. feet)  
 Outbuilding Internal Floor Area: approx. 39.5 sq. metres (425 sq. feet)  
 Total Floor Area: approx. 424.1 metres (4565 sq. feet)

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



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

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.





## Outside

- A shingle driveway provides ample off-road parking leading to detached former coach house which provides a garage and door to workshop. There is a pool room with shower, wash hand basin, WC and boiler room for the pool
- The rear garden is landscaped enjoying a good degree of privacy which backs onto Wimborne Cricket Club. There is a large lawn with established trees and large terrace and pergola. The outdoor heated swimming pool (30" x 15") with liner and winter cover is set on a paved entertaining terrace



6 Cook Row, Wimborne, Dorset, BH21 1LB  
Tel: 01202 842922 Email: wimbome@hearnes.com



www.hearnes.com Offices also at:  
Bournemouth, Poole, Ringwood & Ferndown