



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1BP**



# Wimborne, Dorset, BH21 1BP

## FREEHOLD PRICE: £700,000

Immaculately presented and spacious detached family home offering four double bedrooms, three reception rooms and two bathrooms with over 1,898 sq ft of accommodation set on a good size south facing, elevated plot in a quiet favoured cul-de-sac location overlooking Wesley Woods and is approximately half a mile from the town centre. NO FORWARD CHAIN.

- Spacious entrance hall leading into inner hallway
- Fully fitted kitchen with a range of cream units with vizag blue polished granite worktops. integrated fridge freezer and Bosch dishwasher, ceramic hob, Neff eye level oven and combination microwave, Frankie sink with chrome spray mixer tap and Karndean flooring
- Utility room with fitted cupboard and space for washing machine and tumble dryer with side access via double glazed door
- Separate cloakroom with Villeroy & Bosch WC with Geberit flush system, wall mounted wash hand basin with Hansgrohe mixer tap
- Triple aspect living room/diner with feature pillars and double glazed sliding patio doors opening onto the south facing patio
- Separate study including furniture and a feature bay window overlooking Wesley Woods opposite
- Good size landing with loft access
- Four double bedrooms: two twin aspect bedrooms, both with fitted wardrobes and one bedroom with en suite shower room, the other two with woodland views
- En suite shower room with walk in shower, pedestal wash hand basin and WC
- Family shower room with underfloor heating, generous size Aqualisa quartz corner shower with wall mounted stop start button, Villeroy Bosch WC with Geberit flush system, programmable heated towel rail and a marble wash hand basin set in a vanity unit with a marble top
- Outside: the property is set on a south facing elevated plot with far reaching views towards the coast from the bedrooms, the south facing garden has a range of mature shrubs and a fence surround, level lawn area, remote control awning, shed, water tap and security light. The double garage includes an electric door with power and light and off-road parking

The property is in a rare, enviable position overlooking Wesley Wood, owned by Dorset Council. The town centre offers many amenities including coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools including First, Middle and Upper state schools, Dumpton Prep and Canford School.

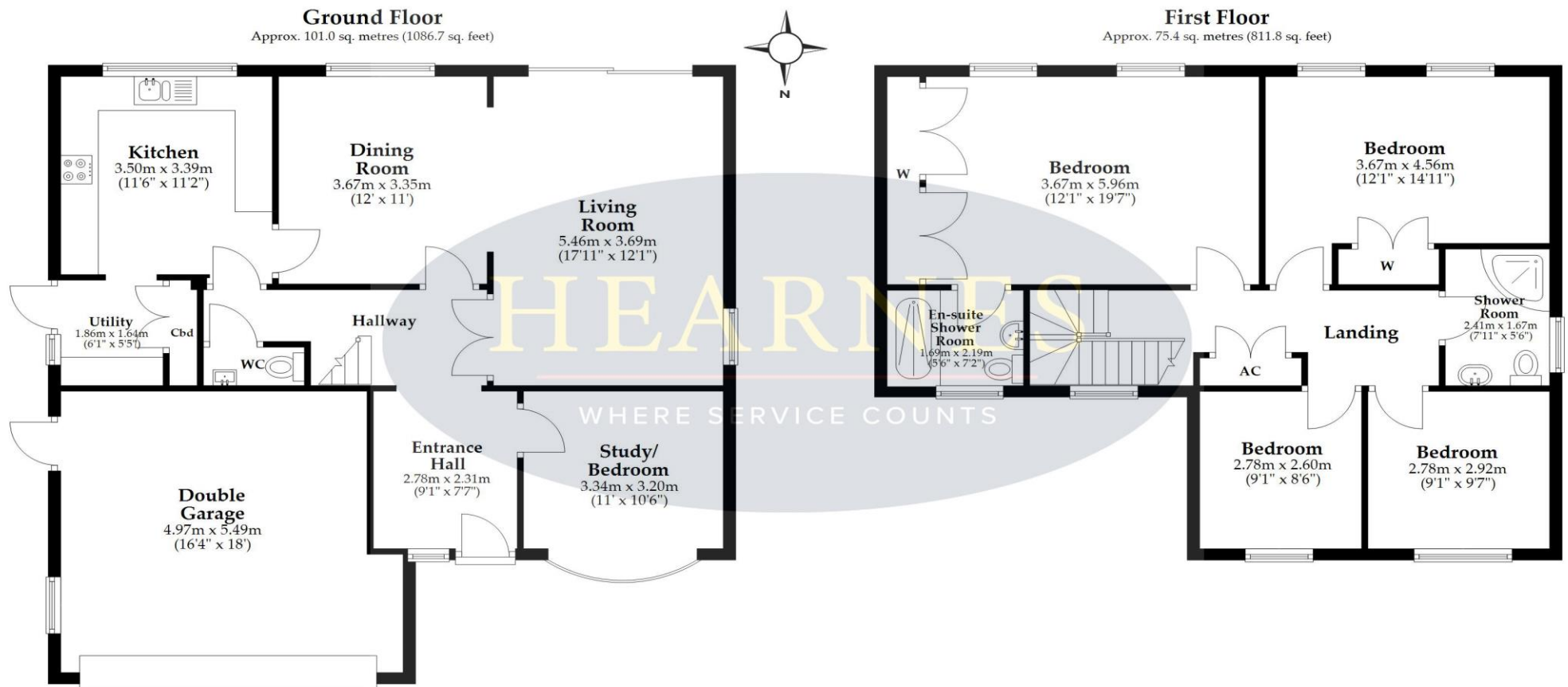
COUNCIL TAX BAND: F EPC: C

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.









Total area: approx. 176.4 sq. metres (1898.4 sq. feet)

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









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

6 Cook Row, Wimborne, Dorset BH21 1LB

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

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD