

# HEARNES

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 3DF**



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## FREEHOLD PRICE: £1,300,000

An extended, immaculately presented six bedroom, four bathroom, three reception room property with separate utility room, walk in pantry, boot room, gymnasium and double garage set on a generous size plot surrounded by protected countryside in a rare private development of eight executive homes.

- 3,659 sq ft of accommodation
- Generous size reception hall with under stairs storage, porcelain tiled floor with underfloor heating which continues throughout the tiled area on the ground floor
- Extended kitchen/dining/living room with skylight window and bifold French patio doors opening onto patio and overlooking the Dorset Wildlife Trust owned grounds. Bespoke fitted kitchen with a range of white and navy wooden units and complementary white quartz worktops, an island unit with space for five bar stools, Miele combination oven, Miele steam oven, AEG induction hob, American style fridge freezer, separate dining area for six people and porcelain heated tiled floor
- Separate utility room with a range of bespoke painted white units and complementary white quartz worktops with inset sink, space for washing machine, tumble dryer and fridge
- Additional cloakroom set off the utility room with pedestal wash hand basin and WC
- Walk-in pantry with bespoke painted white units and complementary white quartz worktops with built in oven and space for wine fridge
- Boot room with bespoke fitted cupboards with internal lighting and porcelain tiled floor
- Cloakroom with wall mounted wash hand basin and WC set into built-in furniture and porcelain tiled floor
- Playroom with range of fitted furniture and double glazed French doors opening onto the patio
- Purpose fitted gym with soft floor and fitted mirrors
- Triple aspect sitting room with feature fireplace and wood burning stove, twin double glazed French patio doors opening onto the garden
- Four double bedrooms on the first floor, three with en suite shower rooms and a family bathroom. The very spacious twin aspect main bedroom has a walk-in wardrobe
- On the second floor there are two additional double bedrooms both with vaulted ceilings and eaves access
- Outside: The property is set back from the private driveway with gardens to the front and rear, the rear garden sweeps around the property and has gated access to grounds owned by Dorset Wildlife Trust. Shed and log store
- Double garage with power and light, ample off-road parking and EV charging point
- Maintenance charges: We understand from the vendor there is a charge of approximately £600 per annum for treatment plant, private road and communal gardening payable to the Residents Management Company (offset as it covers all water costs)

This superb home is very accessible to nearby towns of Wimborne Minster, Bournemouth and Poole. Access to London by car is via the M27 and M3 and there is a regular mainline railway service from Poole and Salisbury to London Waterloo. There are several excellent independent schools in the area including Bryanston, Canford, Clayesmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

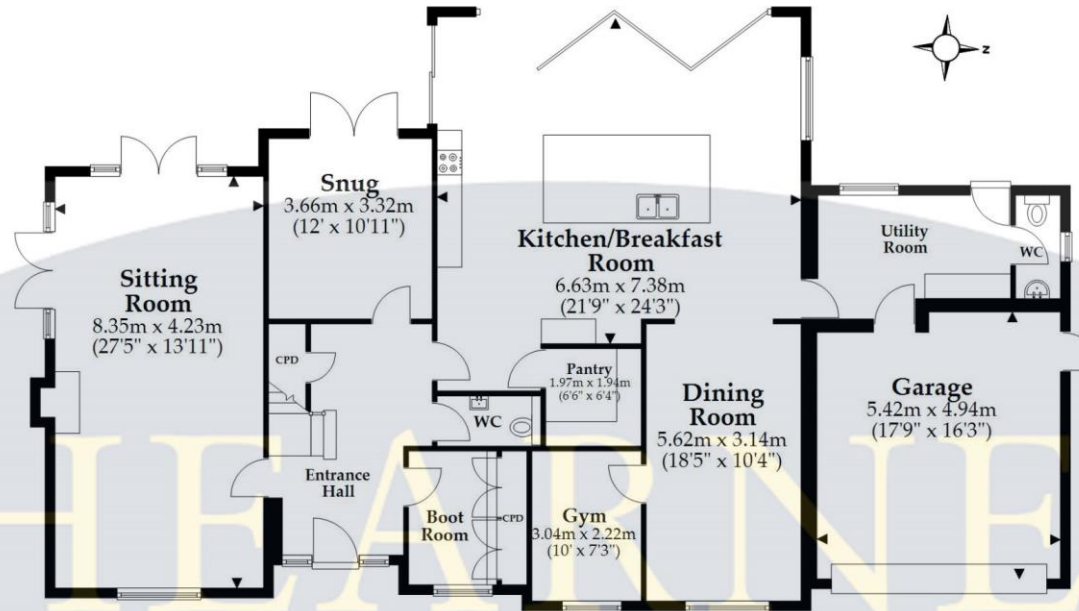






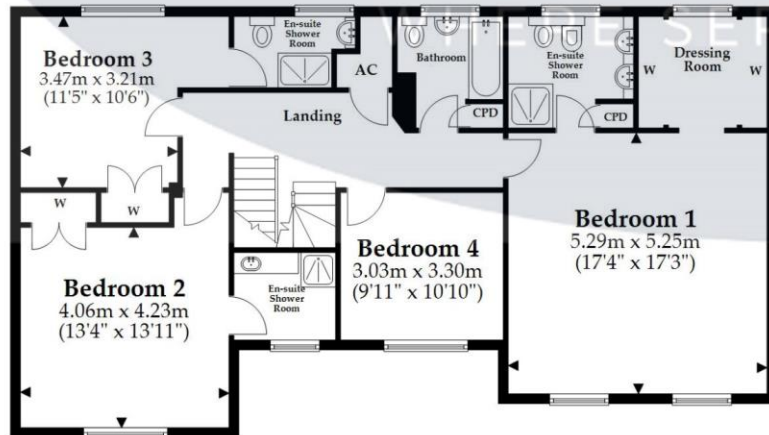
## Ground Floor

Approx. 192.9 sq. metres (2076.1 sq. feet)



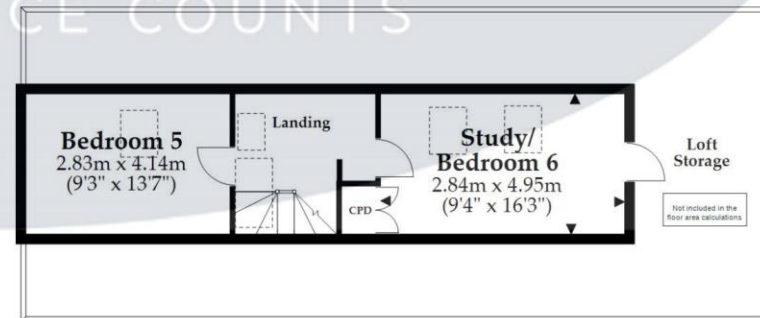
## First Floor

Approx. 112.6 sq. metres (1212.0 sq. feet)



## Second Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 339.9 sq. metres (3659.0 sq. feet)

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











Land at rear owned by Dorset Wildlife Trust



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