



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 3DF**

Wimborne, Dorset, BH21 3DF

FREEHOLD PRICE: £950,000

A delightful spacious family home set on a generous plot offering approximately 2,490 sq ft of accommodation with four double bedrooms, three bath/shower rooms, three reception rooms and a study, kitchen/diner with separate utility room, double garage and parking for several cars. This home is located on an exclusive development of eight premium properties built in the mid 1990's surrounded by protected countryside views.

- Generous size reception hall with under stairs storage
- Dual aspect sitting room with inglenook fireplace and wood burning stove, double glazed sliding patio doors opening onto the decking overlooking the private garden
- Dining room with double doors into the insulated garden room with two radiators for all year round use and double doors onto the decking
- Dual aspect kitchen/diner with garden views finished in a range of high gloss white units with complementary worktops, double oven and microwave oven, halogen hob and extractor hood over, integrated dishwasher and fridge freezer
- Separate utility room with plumbing for washing machine tumble dryer, sink, larder unit and door to the garden
- Cloakroom with wall mounted wash hand basin and WC
- Study with dual aspect, garden views and door to the double garage
- Dual aspect first floor landing with airing cupboard and access to boarded loft
- Four double bedrooms, one with dual aspect, all with fitted wardrobes and garden views and two with en suite shower rooms
- Main bedroom with walk in wardrobe and a range of fitted wardrobes. The en suite shower room has a corner shower, twin basins and WC
- The second en suite shower room has a corner shower cubicle, pedestal wash hand and WC
- Family bathroom with corner bath, separate shower cubicle, pedestal wash hand and WC
- Outside: Double garage with access to boarded loft providing ample storage. Large driveway for ample off road parking. A double side gate allows further parking of other vehicles, boat, trailer etc
- The rear garden has a decking area for al fresco dining and expansive lawn with plant/shrub borders and to the left is a side garden laid to lawn and a vegetable plot. To the side and rear there is a backdrop of woodland which is owned by Dorset Wildlife Trust (the current owner has access to keep the grass cut on the adjoining paddock if desired)
- Generous level plot of size 0.29 acres with permanent countryside views
- Maintenance charge: We understand from the vendor there is a charge of £500 per annum for treatment plant, private road and communal gardening payable to residents Management company

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, Claysmore, 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.

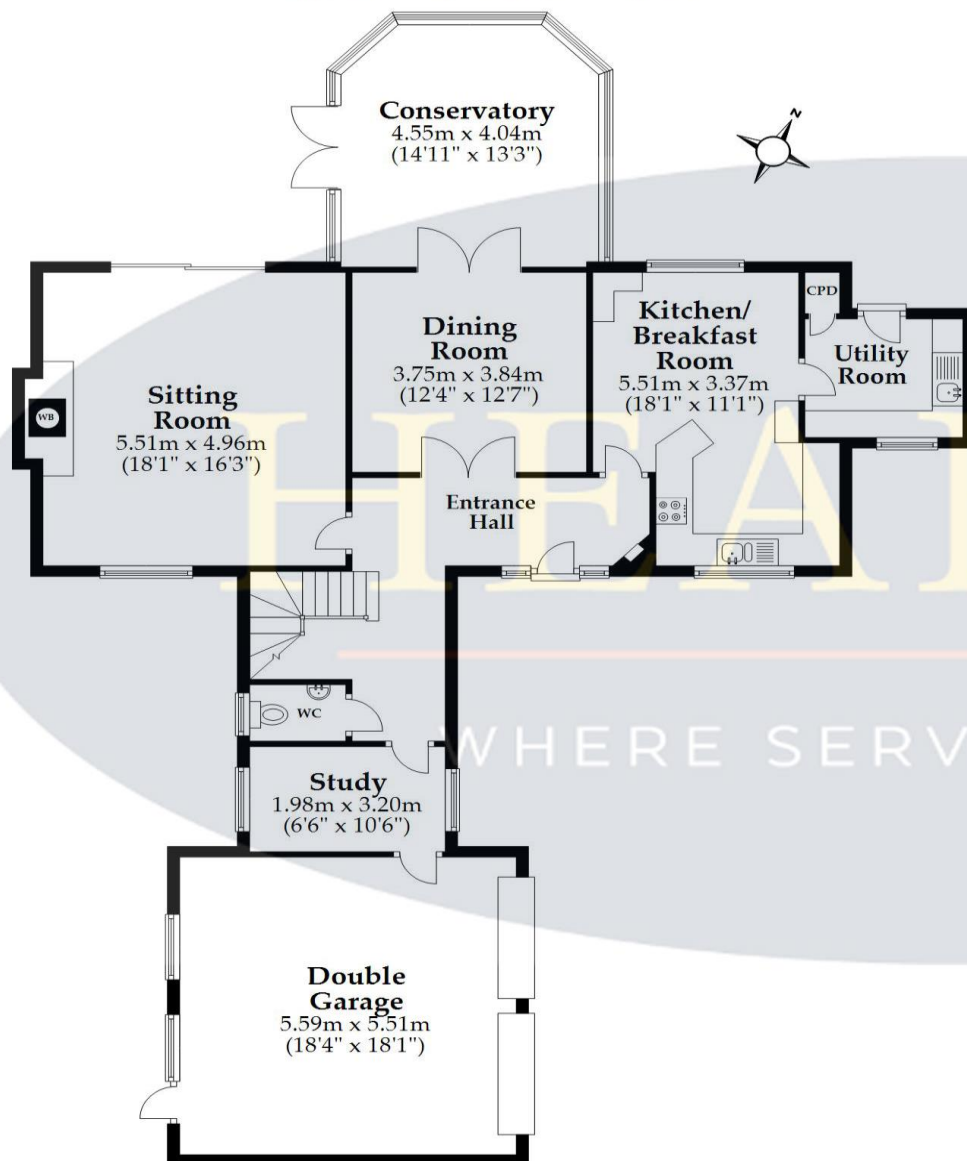




Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

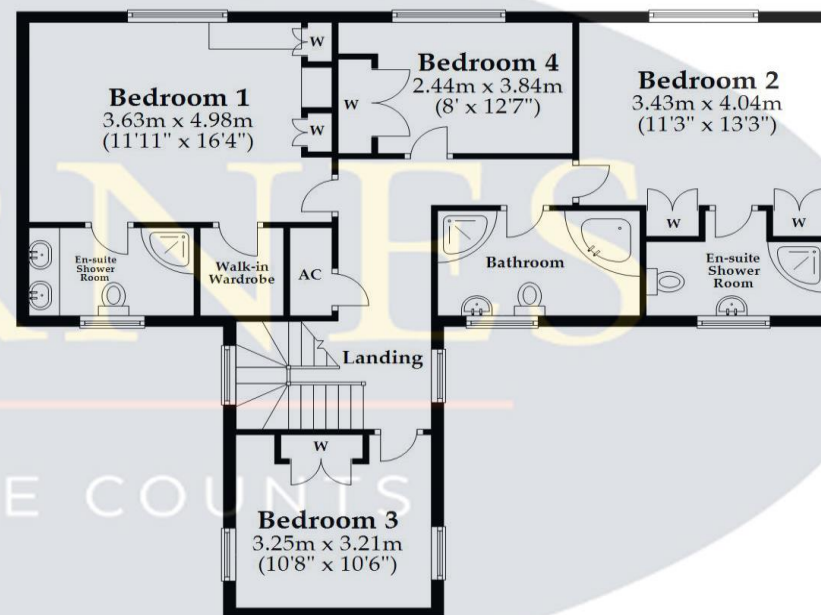
Ground Floor

Approx. 143.4 sq. metres (1543.4 sq. feet)



First Floor

Approx. 88.9 sq. metres (956.9 sq. feet)



Total area: approx. 232.3 sq. metres (2500.3 sq. feet)

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



LJT SURVEYING





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD