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Wimborne, Dorset, BH21 2PS

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## FREEHOLD PRICE: £770,000

A delightful, immaculately presented, extended, detached period thatched cottage offering three bedrooms, two reception rooms and two bathrooms as well as a kitchen/breakfast room and separate utility room. The property is situated on a sizeable plot with an additional three car garage complex with workshop attached to the rear and two attic rooms.

- Charming sitting room with vaulted ceiling, brick fireplace and inset gas fire
- Dining hall with inglenook fireplace and inset gas fire
- Spacious kitchen/breakfast room with excellent range of base and eye level units with pan drawers, complementary worktops, inset gas hob and adjacent double oven, integrated dishwasher, space for table and chairs
- Large utility/boot room with sink, fitted units, space for washing machine and fridge freezer, side door and stable door to rear garden
- Bedroom three/study has a vaulted ceiling and feature circular window
- Good size boiler/storeroom
- Two further bedrooms, both with fitted wardrobes and the main bedroom having an en suite shower room
- Family bathroom with fully tiled modern white three-piece suite
- Outside: Double gates giving access to block paved driveway and parking area. There is a detached three car garage with one electric door and further workshop to the rear. A staircase leads to two attic rooms above (which could be converted to home office or annexe subject to the necessary planning consent). The rear garden is a particular feature enjoying a southerly aspect and a large degree of privacy. It has a large central lawn area with well stocked flower, tree and shrub borders and to one side a greenhouse can be found
- EV charging point
- Immediate access to a bridleway running up to Colehill and By the Way Field which is ideal for dog walking

The market town of Wimborne is approximately 1.5 miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

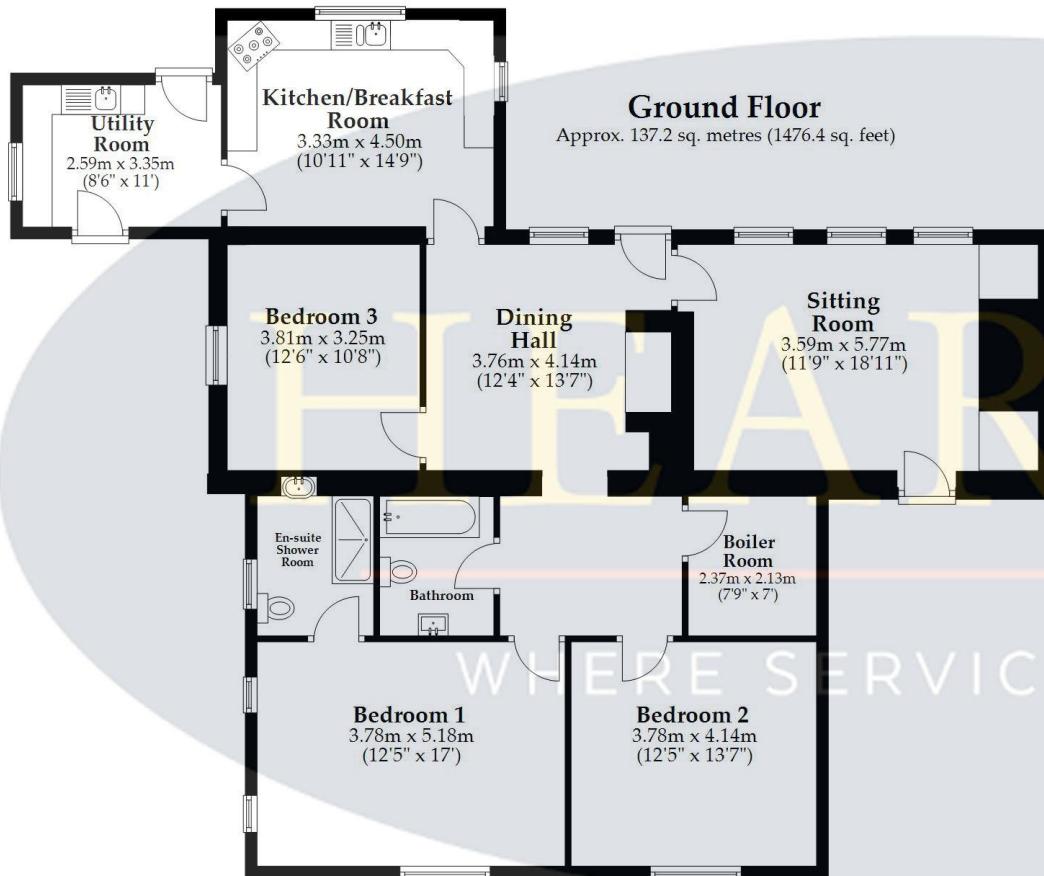
COUNCIL TAX BAND: E EPC RATING: D

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.



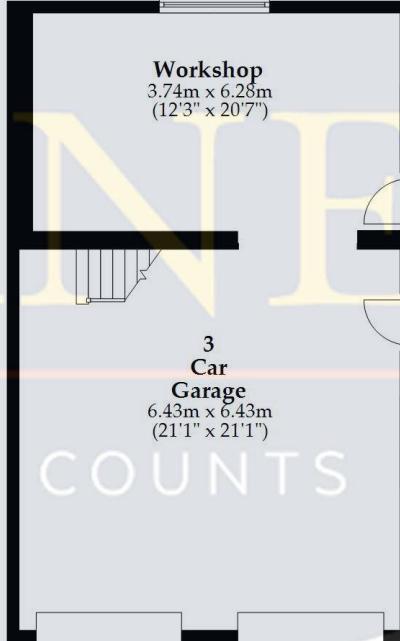


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



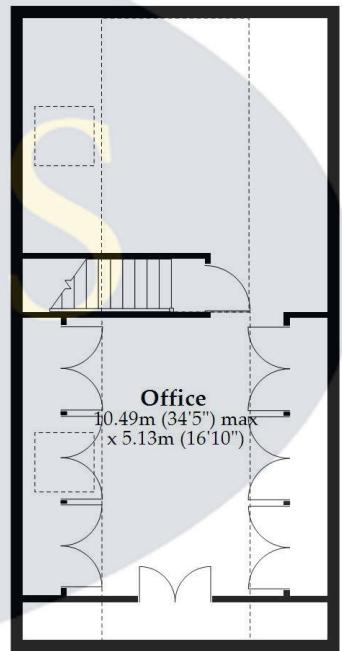
### Outbuilding Ground Floor

Approx. 65.4 sq. metres (703.5 sq. feet)



### Second Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



Total area: approx. 256.3 sq. metres (2759.1 sq. feet)

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





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