



# HEARNES

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**Canford Magna**  
**Wimborne, Dorset, BH21 3AT**

# Canford Magna, Wimborne, Dorset, BH21 3AT

## FREEHOLD PRICE: £575,000

A beautifully refurbished and deceptively spacious four bedroom Georgian style home offering two reception rooms and two bathrooms. The property benefits from a south facing walled garden and a double garage and is ideally set within the sought after Floral Farm Development.

- An integral porch leads to spacious entrance hall with cloaks and storage cupboard and modern cloakroom with wash hand basin and WC
- Feature engineered oak flooring throughout the hallway, sitting room and dining room
- Large sitting room with stone fireplace and inset gas fire, two front aspect windows, double doors to dining room
- Generous size dining room flows into a sun filled conservatory with electric underfloor heating and French doors to the garden
- Good size kitchen/breakfast room with range of base and eye level units, complementary worktops, inset Blomberg induction hob and extractor hood, Neff electric combination ovens including microwave, space for fridge freezer and dishwasher, laundry cupboard with space and plumbing for washing machine and tumble dryer, door to garden
- First floor landing with walk in airing cupboard, retractable ladder to partially boarded loft
- Main bedroom with built in wardrobes and en suite shower room
- Bedroom two has a range of fitted wardrobes and vanity unit with wash hand basin
- Bedroom three has a range of fitted wardrobes, bedroom four currently used as a study with range of fitted furniture including desk, bookcase and cupboards
- Superb family bathroom with white three piece suite
- Double garage in nearby block with electric door, power and light
- Open plan front garden principally laid to lawn. A private south facing walled rear garden has been attractively landscaped with feature glazed outdoor seating area ideal for al fresco dining and timber decking. There is then a shaped lawn, ornamental pond and well stocked flower/shrub borders and fruit trees, garden shed, lockable wrought iron gate giving access to footpath at the rear
- Residents Association fees: We understand from the vendor there is a fee of approximately £80 per month to cover communal maintenance, front gardens and window cleaning

Canford Magna is a picturesque village nestled along the River Stour on the outskirts of Wimborne. Rich in heritage, it's home to the historic Canford School and the Lantern pre-school located in the old village hall. The property enjoys easy access to Wimborne town centre and there are convenient routes to Broadstone, Bournemouth and Poole.

COUNCIL TAX BAND: F EPC RATING: 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.

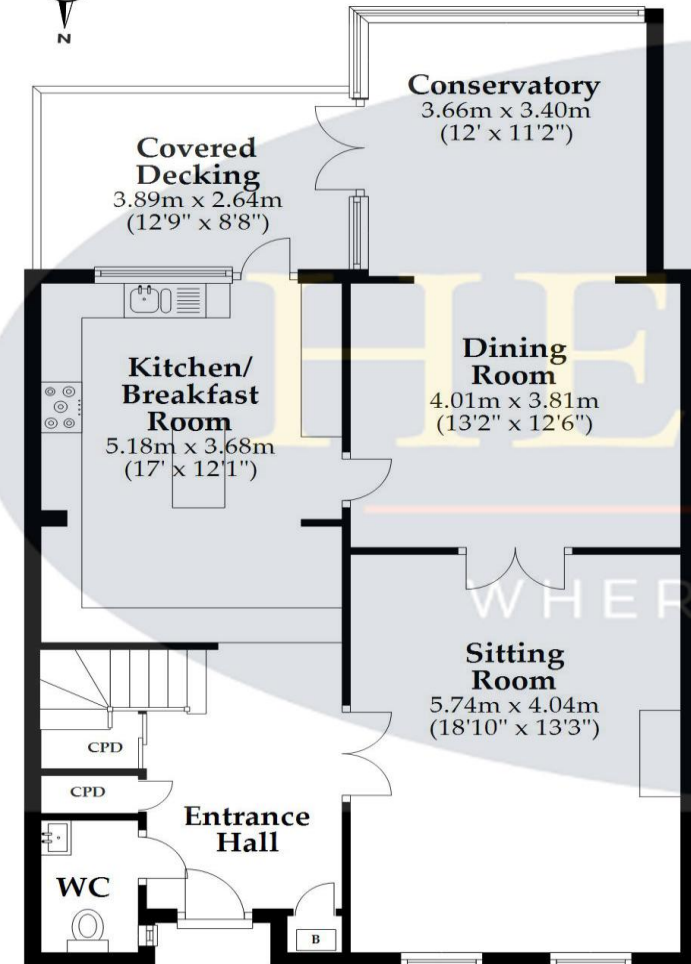




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

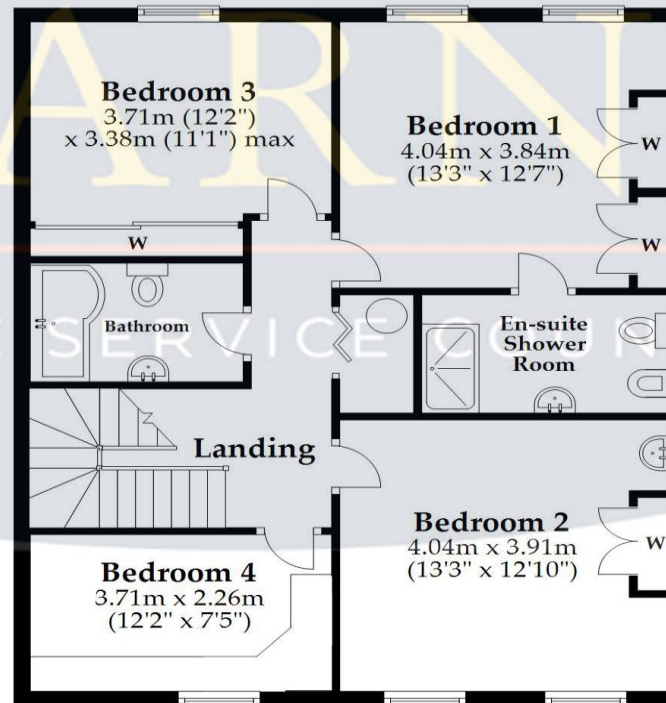
## Ground Floor

Approx. 87.0 sq. metres (936.6 sq. feet)



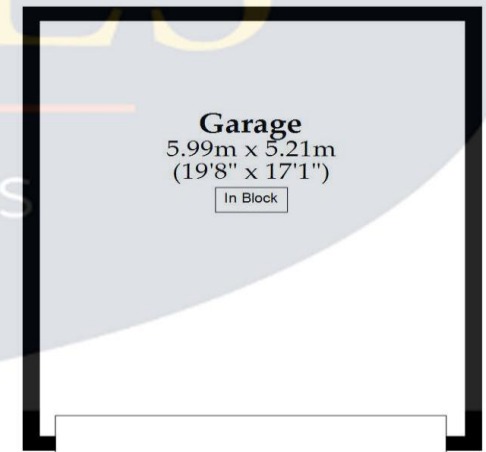
## First Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



## Garage

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 193.8 sq. metres (2086.3 sq. feet)

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





Taken summer 25





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