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Wimborne  
Dorset, BH21 2QN

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## FREEHOLD PRICE: £1,150,000

Superbly positioned on one of Wimborne's most prestigious roads, this exceptional detached family residence offers four bedrooms and four beautifully appointed reception rooms. A striking orangery and a well-designed kitchen/breakfast room complements the home. The house sits within a generous size south facing plot in this highly sought after location.

- Porch with space for cloaks and boots/shoes
- Spacious entrance hallway with cupboard and engineered wood (oak) flooring leading through into the sitting room, study room, dining room and orangery
- Good size sitting room with inset wood burner, built in storage cupboards, French doors to orangery and pocket doors to study room
- Separate study room with pocket doors leading to the sitting room
- Open plan dining room to kitchen and orangery
- Stunning orangery with glass lantern roof overlooking rear garden with bifolding doors leading into the rear garden
- Superb kitchen/breakfast room with range of soft close base and eye level units and pan drawers, inset induction hob with electric oven below and adjacent further oven, grill and microwave, space for American style fridge freezer, wine rack and feature tiled flooring with rear aspect window and door to garden
- Separate utility room with range of base units, broom cupboard and sink, space and plumbing for washing machine and tumble dryer
- Downstairs luxury fitted shower room with double shower cubicle, vanity unit with wash hand basin and WC, boiler cupboard
- Four good size bedrooms, one currently used as dressing room
- Main bedroom with built in wardrobes and further walk in wardrobe and luxury en suite shower room
- Bedrooms two, three and four with built in wardrobes
- Stunning family bathroom with freestanding bath, separate corner shower cubicle, floating vanity unit with wash hand basin and enclosed WC and fully tiled walls
- Externally: a gravel drive gives off-road parking leading to integral single garage with electric up and over door. The front garden is enclosed by Beech and mixed hedges. The rear garden has a paved terrace ideal for al fresco dining. There is then a shed and log store. The garden extends to approximately 150ft in length with well stocked flower and shrub borders, mature apple tree and superb summerhouse

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F 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.

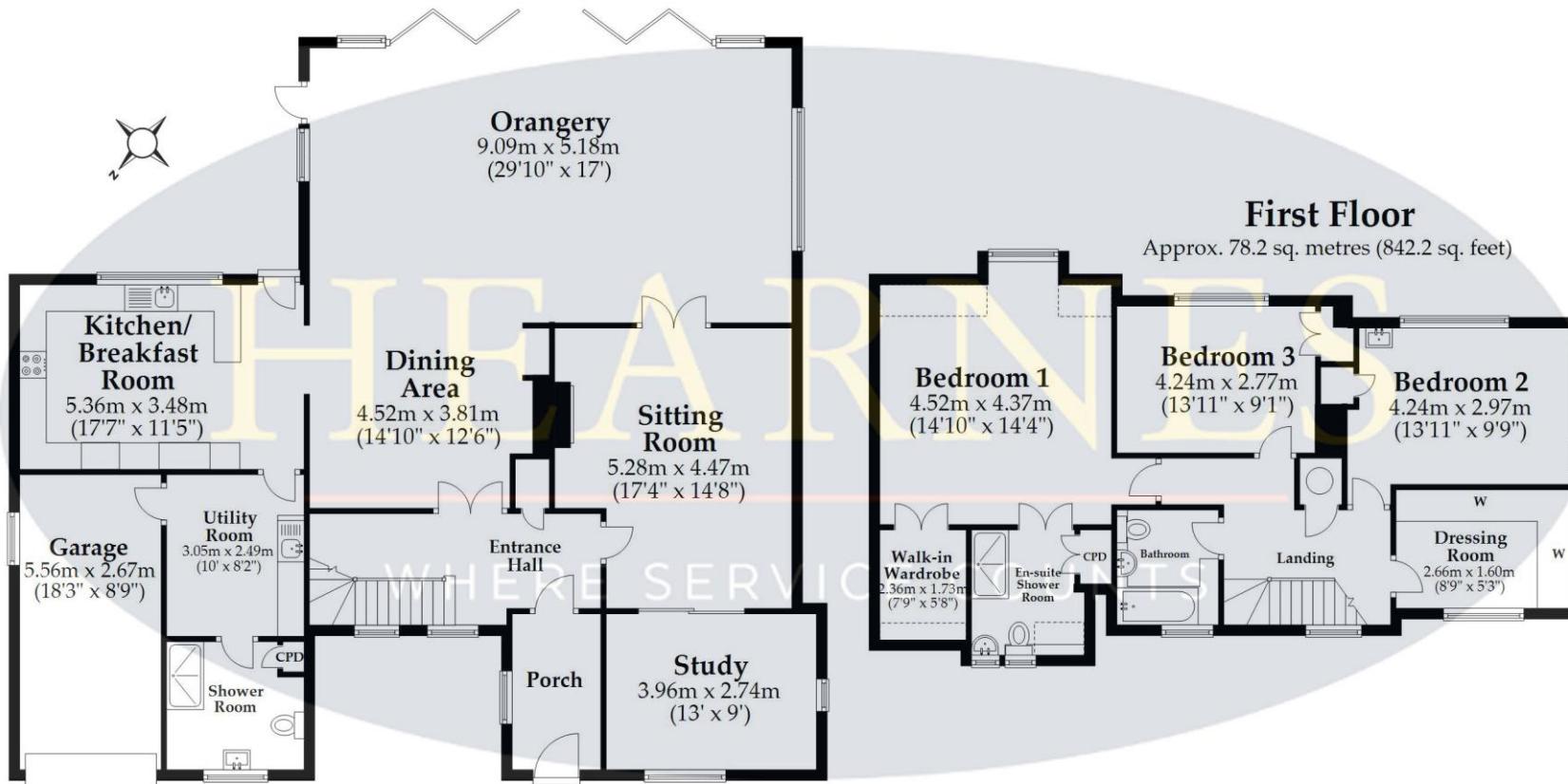




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

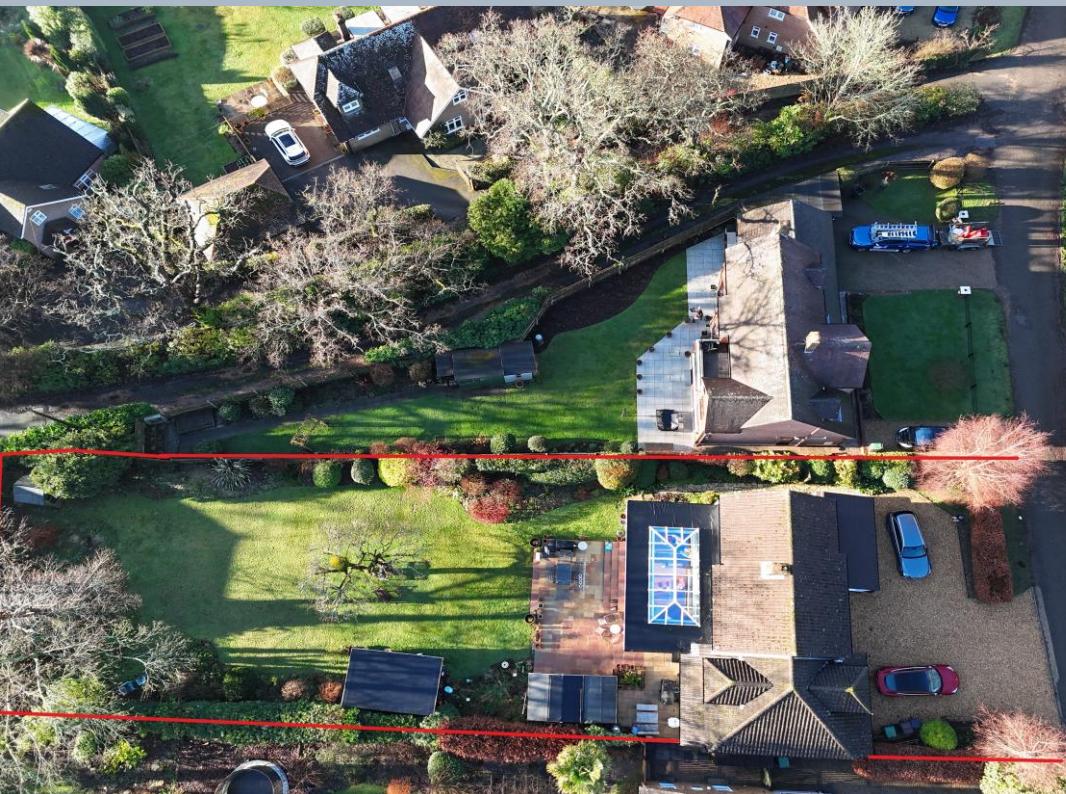
## Ground Floor

Approx. 163.2 sq. metres (1756.2 sq. feet)



Total area: approx. 241.4 sq. metres (2598.3 sq. feet)

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





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