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Wimborne, Dorset, BH21 2PR

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FREEHOLD PRICE: £995,000

A delightful and generously proportioned family home offering four bedrooms, three reception rooms and three bathrooms. The property also benefits from off road parking, garage and car port. Nestled in a quiet and idyllic location just outside Wimborne it enjoys superb views across open countryside and rolling fields and is set in approximately 0.26 of an acre.

- Entrance porch with tiled flooring leading to entrance hallway with cloaks cupboard
- Cosy sitting room with inset wood burner enjoying a dual aspect with window and door leading onto veranda
- Superb veranda with open views over garden and fields
- Separate good size dining room with ornamental fireplace and front aspect window
- Morning room with rear aspect
- Kitchen with range of base and eye level units with stone worktops, space for appliances water softener, rear aspect window and door to garden
- Downstairs shower room with corner shower cubicle, wash hand basin and WC
- Four generous size bedrooms
- Main bedroom with built in wardrobes, enjoying a front aspect leading to dressing area with further built in wardrobes and chest of drawers
- Large en suite shower room with over size shower cubicle, wash hand basin and WC
- Bedroom two with built in wardrobe with front aspect and bedrooms three and four enjoying a rear aspect overlooking fields and countryside
- Family bathroom with white three piece suite
- Gas heating and mainly sash windows
- Outside: Situated off Leigh Lane on a gravel driveway giving off road parking leading to garage and car port. The grounds are approximately 0.26 acres with lawn, flower, tree and shrub borders. Attached to the house is an additional store/study room and separate boiler room and garden shed

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: F EPC RATING: E

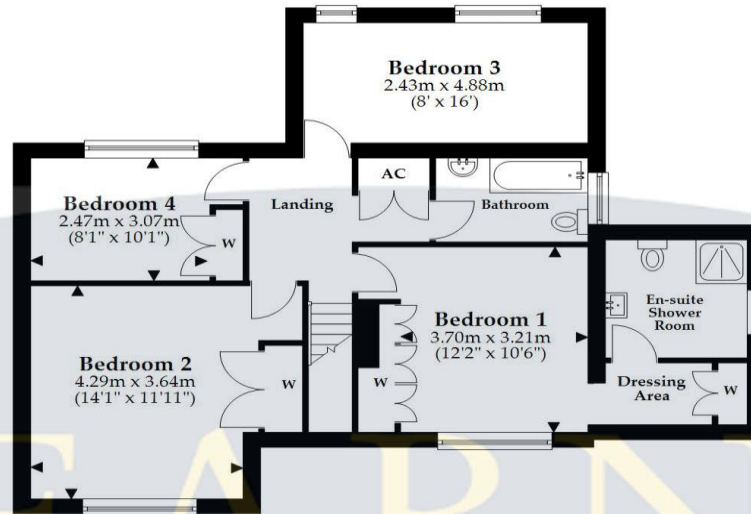
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





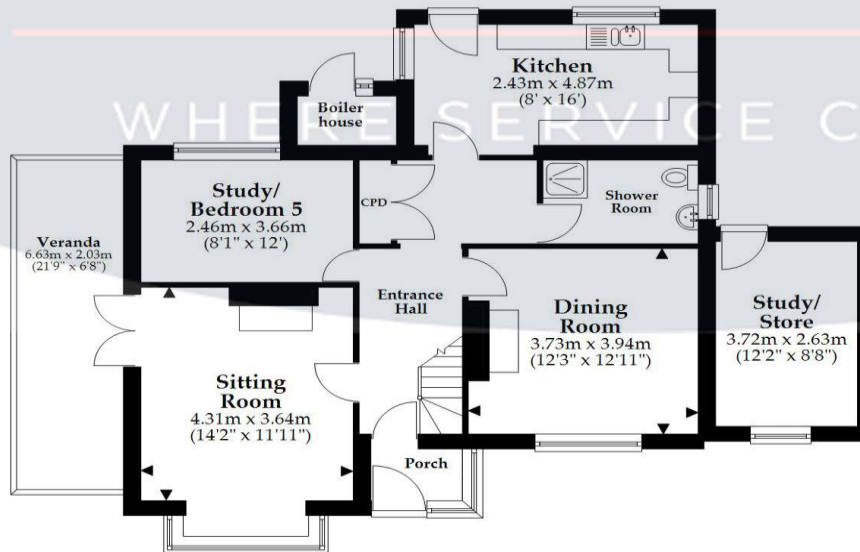
First Floor

Approx. 80.9 sq. metres (870.4 sq. feet)



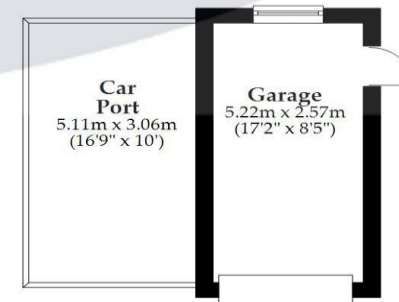
Ground Floor

Approx. 86.8 sq. metres (933.9 sq. feet)
(excluding Veranda)



Outbuilding

Approx. 13.4 sq. metres (144.4 sq. feet)
(excluding Car Port)



Total area: approx. 181.0 sq. metres (1948.7 sq. feet)

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



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