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Wimborne  
Dorset, BH21 2PG

# Wimborne, Dorset, BH21 2PG

## FREEHOLD GUIDE PRICE: £650,000

A deceptively spacious split-level detached family home offering excellent potential for modernisation and improvement. The property features three well-proportioned bedrooms, a stunning sitting/dining room boasting a vaulted ceiling and access to a sun balcony enjoying far reaching views over Wimborne and beyond, set on a generous size plot within a quiet cul-de-sac location.

- Spacious entrance hallway with cloaks cupboard and further storage cupboard housing gas boiler
- Study/hobbies room with front aspect and storage/utility room with range of base cupboards with worktops
- Stairs to first floor landing area
- Spacious sitting room with feature vaulted ceiling and patio doors to sun balcony and archway to dining room
- Sun balcony with superb views over Wimborne and beyond
- Separate dining area with rear aspect and open plan to kitchen
- Kitchen with range of base and eye level units with complementary worktops, gas hob with extractor fan over and adjacent electric oven and grill, integral fridge, space for appliances and rear aspect window and door to garden
- Inner hallway with airing cupboard
- Three good size bedrooms: main bedroom enjoying a front aspect with views and large en suite shower room
- Bedroom two & three with built in wardrobes
- Family bathroom with three-piece suite and electric shower over bath
- Double glazing and gas heating
- Outside: ample off-road parking leading to oversized garage with access to water and drainage (not currently in use). The front garden is laid to lawn with shrub and flower borders, side access to rear garden with large extensive lawn area with abundance of mature flower and tree borders

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 approximately a mile away where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

EPC RATING: D      COUNCIL TAX BAND: F

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.

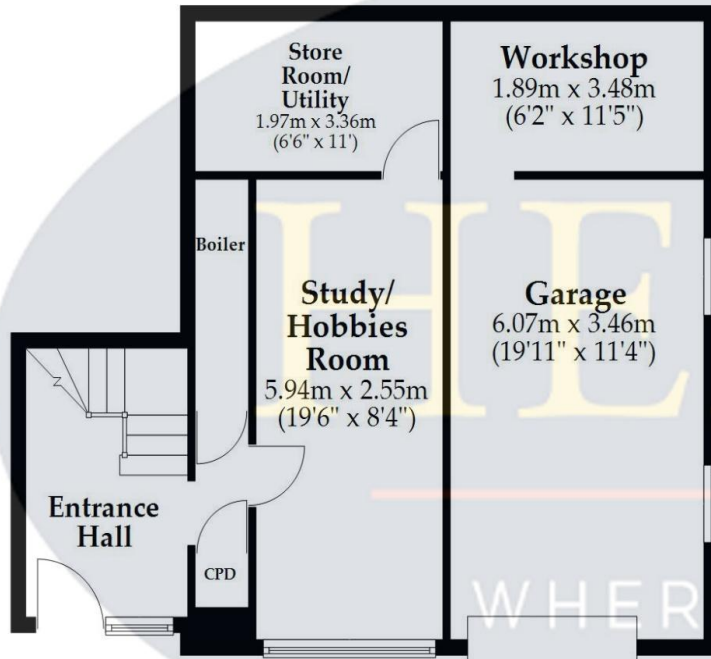






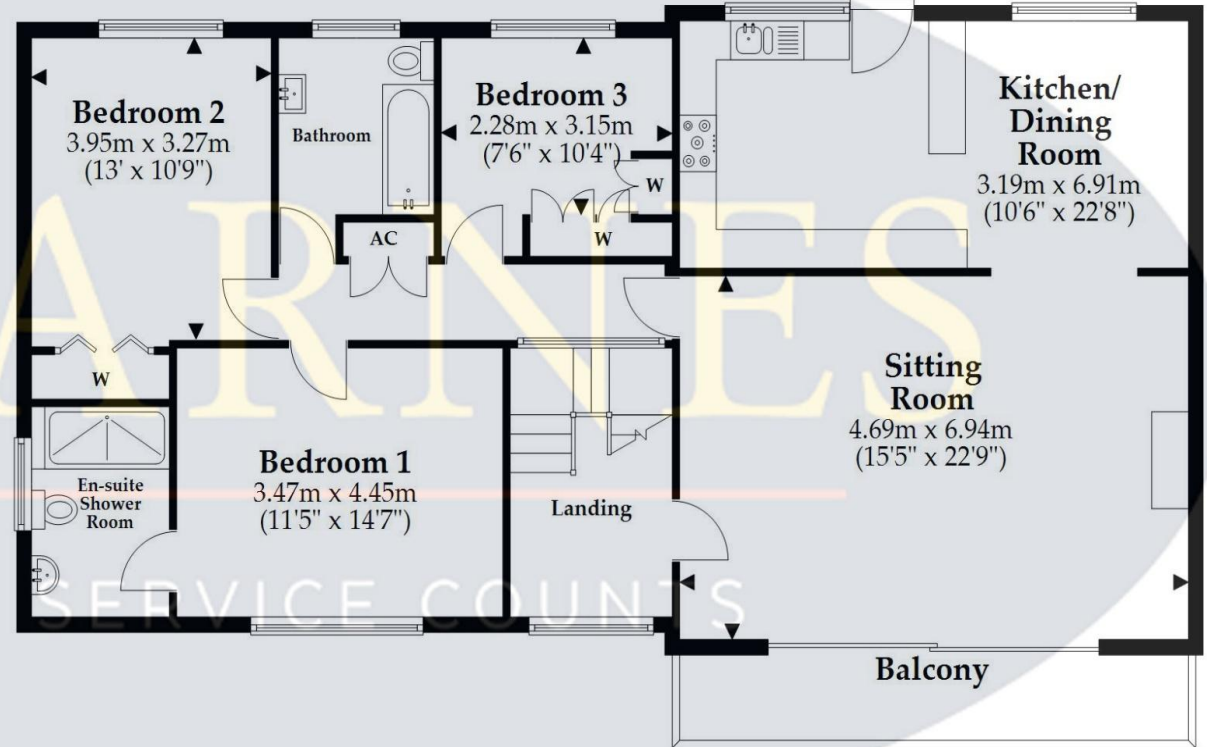
## Lower Ground Floor

Approx. 63.8 sq. metres (686.4 sq. feet)



## Upper Ground Floor

Approx. 120.5 sq. metres (1297.6 sq. feet)  
(excluding Balcony)



Total area: approx. 184.3 sq. metres (1984.0 sq. feet)

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







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