

A bright, modern dining room with a large skylight ceiling. The room features a dark wooden dining table surrounded by white chairs with black frames. A large window on the right side of the room offers a view of a lush green garden with a patio, a white umbrella, and a wooden fence. The room is decorated with a round portrait on the wall, a small table with a plant, and a yellow sofa in the foreground. The floor is made of light-colored wood.

HEARNES

WHERE SERVICE COUNTS

Wimborne
Dorset, BH21 1TL

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FREEHOLD PRICE: £845,000

A stunning and substantial detached family residence offering five generous bedrooms, two reception rooms and an impressive open plan kitchen/lifestyle room with bifold doors opening onto the garden. Further benefits include a utility/boot room and contemporary shower room situated on a generous size plot in a quiet cul de sac. The property offers off road parking together with a charming, detached studio featuring a kitchenette, en suite shower room and outside hot tub.

- Welcoming entrance hallway with staircase to first floor landing
- Good size sitting room with wood burner and front aspect bay window
- Stunning kitchen/lifestyle room. Kitchen with range of base units and pan drawers with complementary stone worktops, feature central island with breakfast bar, additional pan drawers and under counter oven, inset hob with pop up extractor fan, further integrate appliances including full size fridge and freezer, dishwasher and eye level oven and grill, space for table and chairs and sofa, bifold doors leading to garden
- Separate utility room with boot room and further storage cupboards, space for washing machine and tumble dryer
- Contemporary shower room with shower, wash hand basin, WC and ladder style heated towel rail
- Spacious cinema room/snug with bifold doors to the rear garden
- Five generous size bedrooms
- Family bathroom with white suite and separate shower cubicle, fully tiled walls
- The front of the property has a paved driveway leading to a storeroom with up and over door
- The rear garden has a large decking area ideal for al fresco dining leading onto an expansive lawn area with an abundance of flower, tree and shrub borders. A garden studio can then be found with an en suite shower room and kitchen with a feature sunken hot tub. A gate to the rear gives access to woodland walks ideal for dog owners

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

COUNCIL TAX BAND: G EPC RATING: C

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.

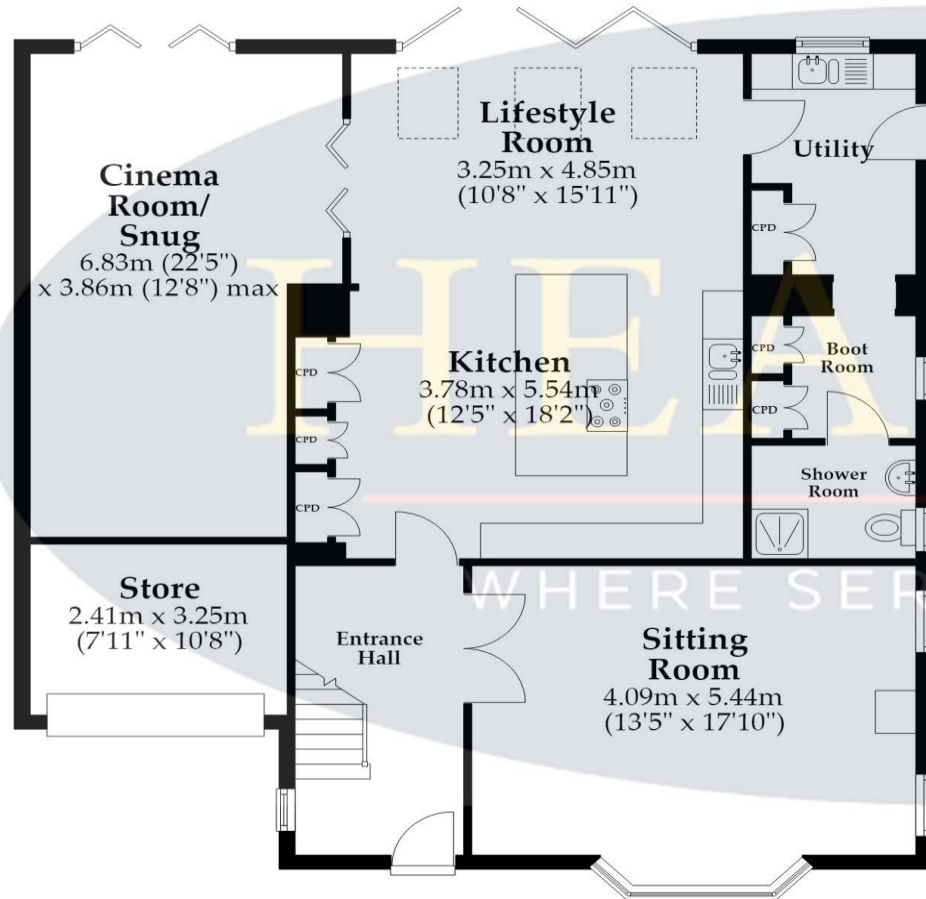




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

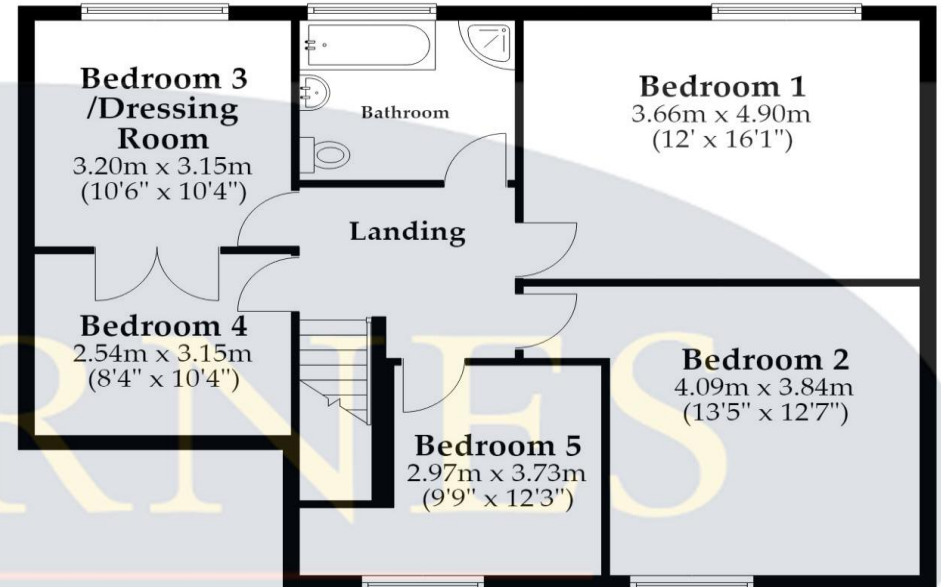
Ground Floor

Approx. 118.3 sq. metres (1273.8 sq. feet)



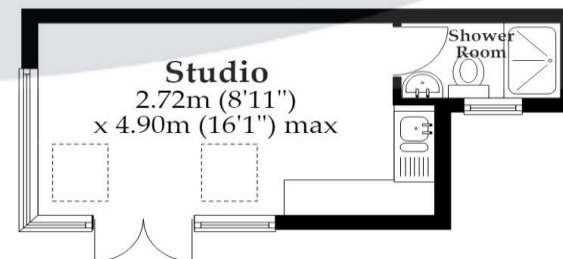
First Floor

Approx. 79.3 sq. metres (853.2 sq. feet)



Outbuilding

Approx. 15.0 sq. metres (161.1 sq. feet)



Main area: Approx. 197.6 sq. metres (2127.0 sq. feet)

Plus outbuilding, approx. 15.0 sq. metres (161.1 sq. feet)

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





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