



HEARNES

WHERE SERVICE COUNTS

Village Hall Lane
Three Legged Cross, Wimborne, Dorset, BH21 6SG

FREEHOLD PRICE

£575,000

A deceptively spacious and impeccably presented four double bedroom, three bathroom detached residence has delightful rural views, whilst situated on a large and secluded plot measuring in excess of 1/5 of an acre. Nestled away in a beautiful semi-rural location on a 'No Through' country lane adjoining the surrounding countryside.

The spacious and versatile accommodation has been finished to an extremely high specification using natural materials such as oak and granite, along with up to date fixtures and fittings creating a truly stunning home

- 24ft Spacious **entrance hall**
- **Ground floor cloakroom** finished in a modern white suite
- Beautifully finished **18ft kitchen/dining room** with ample granite work surfaces, an extensive range of integrated appliances to include double oven, ceramic hob with extractor hood above, dishwasher, fridge/freezer, ample space for a dining table and chairs, attractive polished porcelain tiled floor and double glazed sliding patio doors providing a beautiful outlook and giving access out to the private rear garden
- Good sized **utility room** with direct access out to the double garage
- 20ft **Dual aspect lounge** offering extremely pleasant views across the adjoining countryside with double glazed patio doors leading out to the rear garden
- **Ground floor double bedroom** with views across the front garden
- Spacious **en-suite shower room** finished in a stylish white suite to incorporate a double shower cubicle
- First floor landing, large enough to be used as a study area, with double glazed Velux roof windows providing lots of natural light
- 24ft Dual aspect **impressive master bedroom** enjoying glorious views over the adjoining countryside and an array of fitted wardrobes and bedside cabinets
- Spacious and sumptuously appointed **en-suite shower room** incorporating a large double shower cubicle
- Two further good sized double bedrooms
- Generous sized **main family bathroom** finished in a modern white suite to incorporate a panelled bath with mixer taps and shower hose, a tiled floor and fully tiled walls
- **Rear garden** offering an excellent degree of seclusion and measuring approximately 65ft x 45ft, with a paved patio area adjoining the rear of the property, with the remainder of the garden mainly laid to lawn. Also within the garden there is a useful timber storage shed and a side path leading round to a side gate
- The **rear garden** continues round to join the side garden which is mainly laid to lawn, bordering adjacent paddocks and countryside
- Front block paved driveway providing **off-road parking** for approximately four vehicles, which in turn leads up to an integral double garage and a good sized area of front lawn
- **Double garage** with a remote control metal up and over door, light, power, a floor standing oil fired boiler and a door into the utility room
- Further benefits include oil fired central heating, a security alarm and double glazing

There are two convenience stores located in Three Legged Cross less than ½ a mile away, one of which has a post office and is an Amazon pick up point. Three Legged Cross also offers a doctor's surgery with a pharmacy, a nursery and a first school. Verwood is located approximately 1 ½ miles away with a wide range of amenities to include Morrison's supermarket and petrol station, The Verwood Hub, theatre and a cinema. West Moors offers a good selection of day to day amenities to include convenience store, bank, doctor's surgery, pharmacy and a post office approximately 2 miles away. Ferndown offers a further comprehensive selection of amenities with the town centre located approximately 4 miles away.

COUNCIL TAX BAND: F

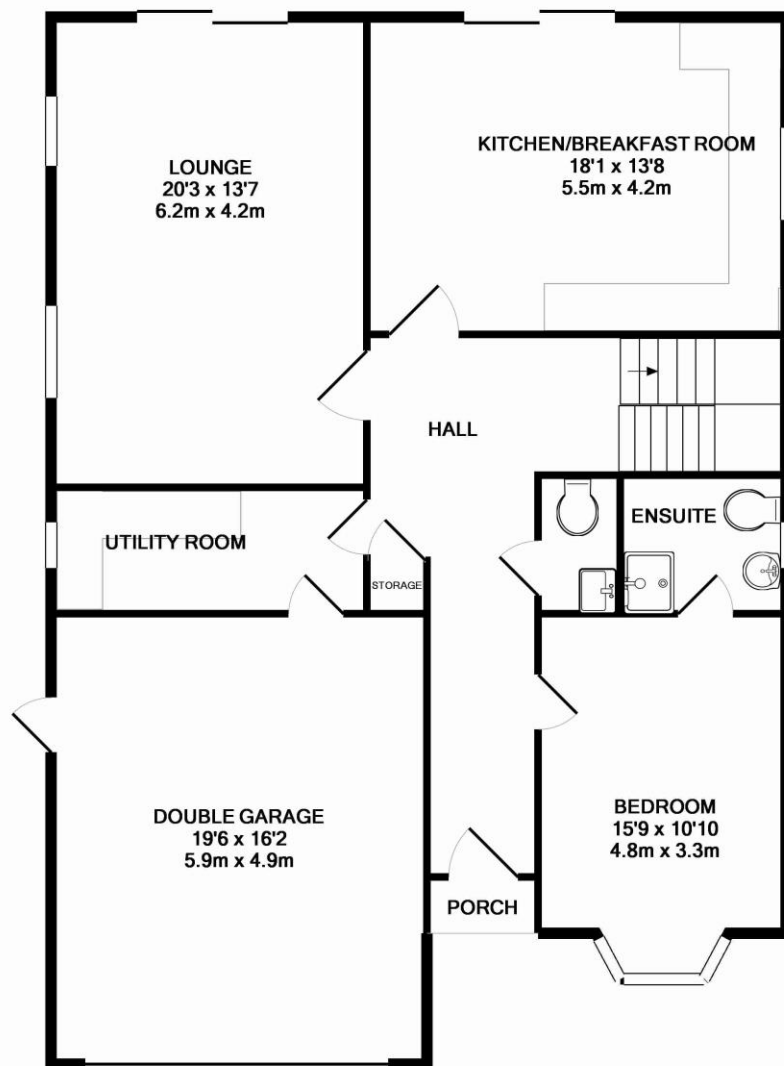
EPC RATING: C

AGENTS NOTE: 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.

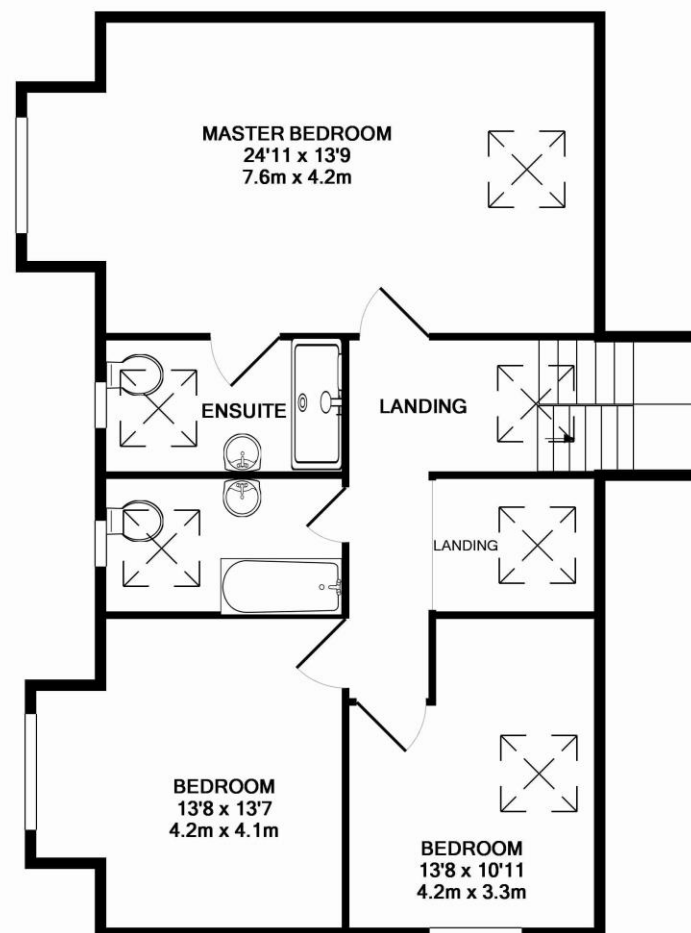
“An extremely spacious country residence with delightful rural views on a private plot measuring in excess of 1/5 of an acre”







GROUND FLOOR
APPROX. FLOOR
AREA 1353 SQ.FT.
(125.7 SQ.M.)

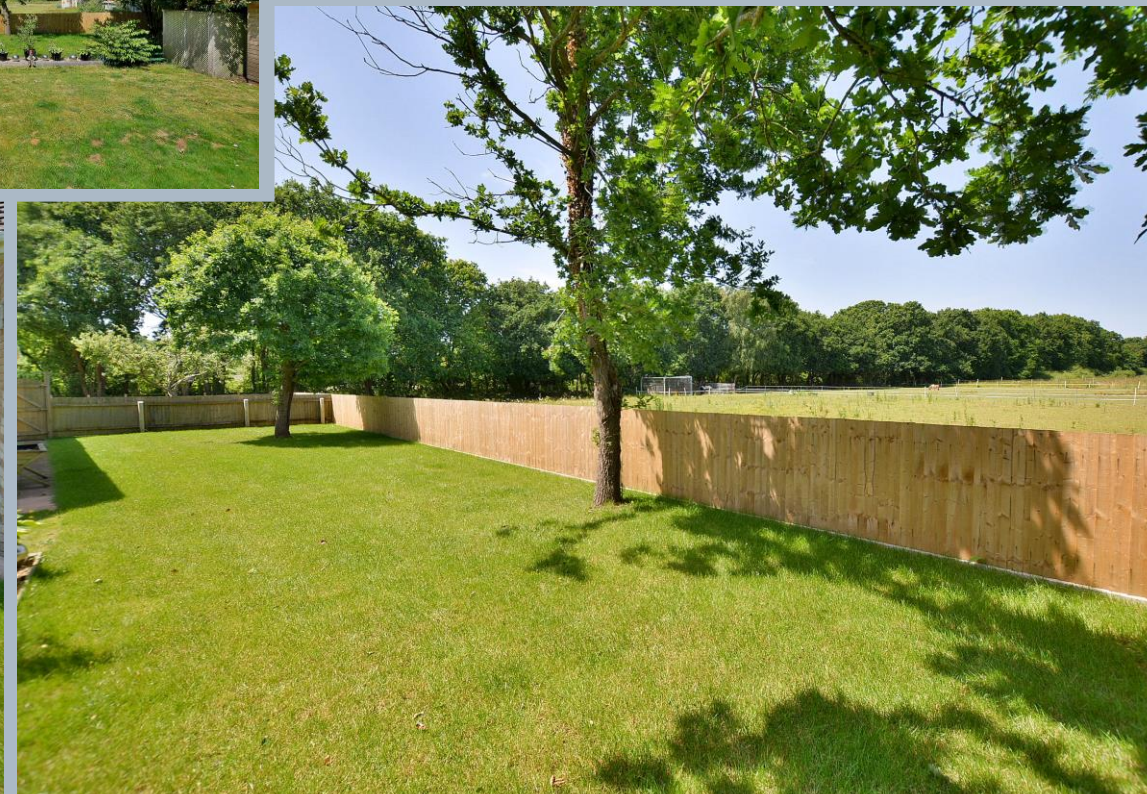
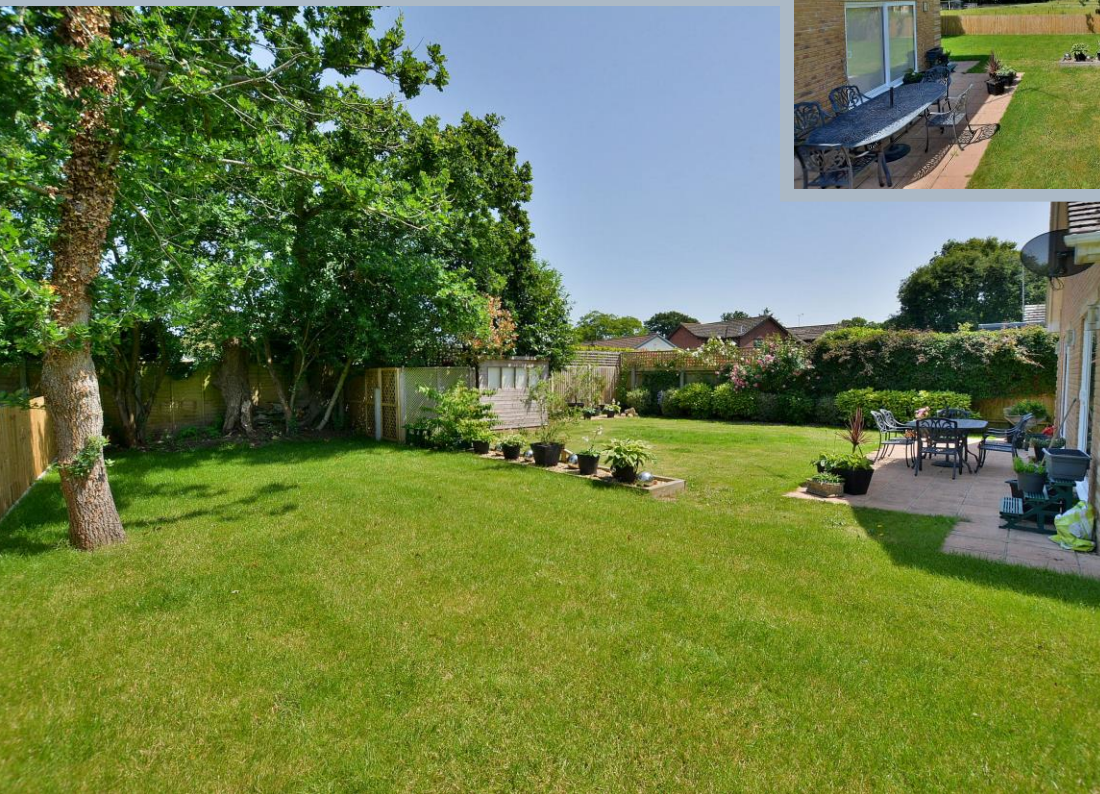


1ST FLOOR
APPROX. FLOOR
AREA 927 SQ.FT.
(86.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2279 SQ.FT. (211.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Located on a private country lane



www.hearnes.com

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE