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WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 3AR

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FREEHOLD PRICE: OFFERS IN EXCESS OF £850,000

A period countryside property set in 0.4 of acre of landscape grounds with four bedrooms, three reception rooms, kitchen/diner, conservatory, two bathrooms, garage and parking for several cars. The property was originally a dairy and converted into a family home in 1980 along with five other properties. It is set at the end of a long private drive in a semi rural location.

- Entrance porch with quarry tiled floor
- Generous size entrance hall with a sweeping staircase giving access to both sides of the landing, an abundance of under stairs storage
- Dual aspect kitchen/diner with views of the front and rear gardens. The kitchen has a range of matt white units with complementary quartz worktops, an island unit, integrated dishwasher, fridge freezer and a Range gas cooker
- Separate utility room with plumbing for washing machine, tumble dryer, water softener and airing cupboard
- Cloakroom with wall mounted wash hand basin and WC. Pressurised pump system to first floor
- Dual aspect sitting room with inglenook fireplace and wood burning stove, French doors opening onto the front and rear garden. Double doors open from the sitting room into the dining room with period feature gas fire, again offering dual aspect views over the grounds
- Conservatory with radiators providing all year-round use and stunning garden views
- Main staircase providing dual access to bedrooms, which includes extra storage cupboards, beamed ceiling and views over the front garden
- Four bedrooms, three with fitted wardrobes, two with dual aspect and one with en suite shower room.
- Main bedroom with beamed ceiling, twin aspect and views over the gardens
- Family bathroom with a shower cubicle, double ended bath and pedestal wash hand basin and WC
- En suite shower room with shower, wash hand basin set in a vanity unit and WC
- Outside: Carriage driveway provides access to the front of the property and garage. To the rear there are two summerhouses, one with feature lead roof, timber flooring, wash hand basin, both with electricity and light. There are also four sheds

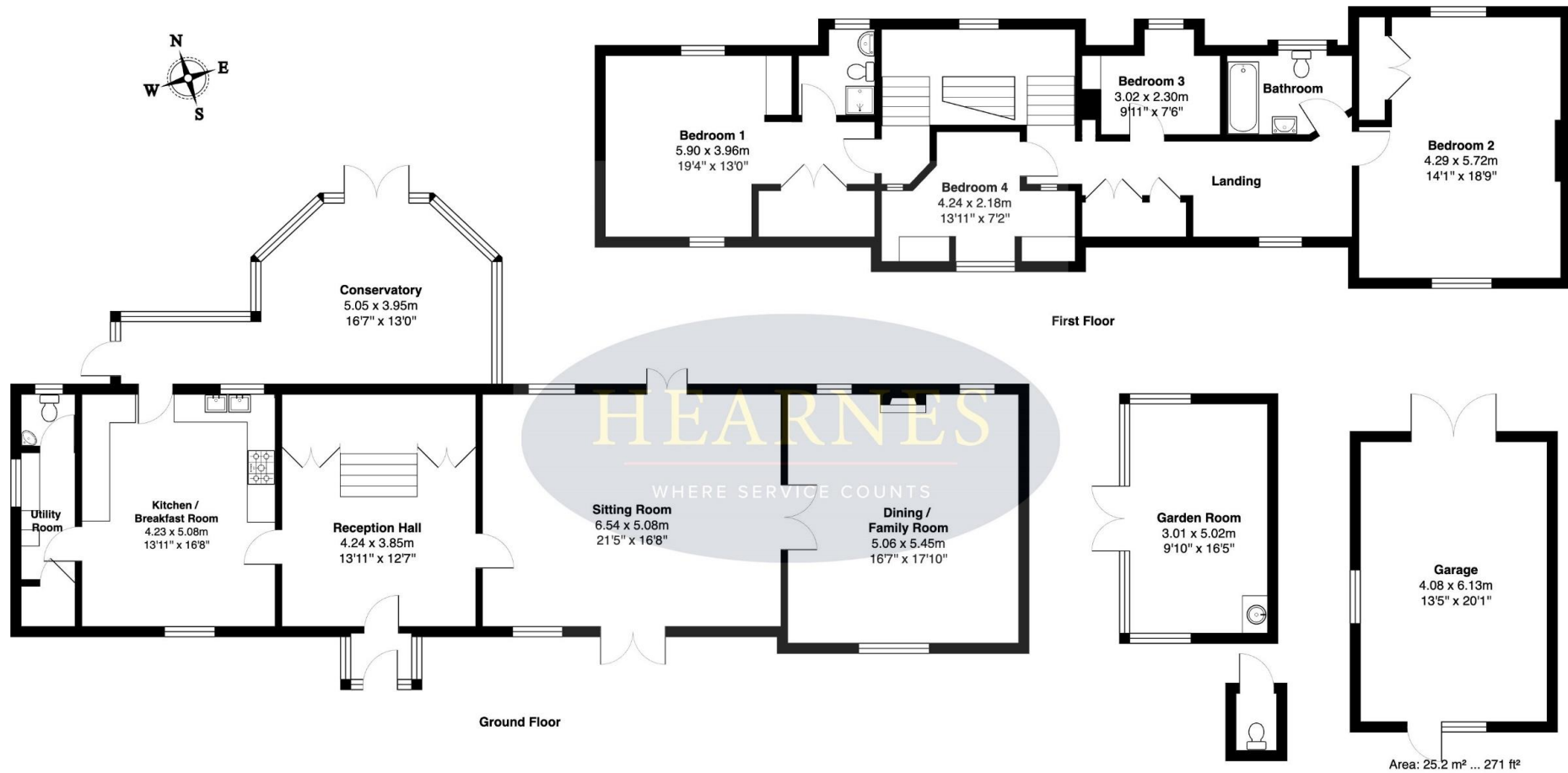
Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty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







Total Area: 247.7 m² ... 2666 ft² (excluding garage)

All measurements are approximate and for display purposes only





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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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