

HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 2QE**

FOR SALE



Wimborne, Dorset, BH21 2QE

FREEHOLD PRICE: £525,000

A well-proportioned three double bedroom, two reception room detached family home backing onto moorland with a private garden, garage, off road parking and within easy reach of Wimborne town centre

- Spacious entrance hall with a dual aspect study and under stairs storage
- Cloakroom with wash hand basin set in a vanity unit and WC
- Generous size sitting room with archway to dining area
- Kitchen finished in a range of wood effect units with complementary worktops with space for washing machine, tumble dryer and fridge
- Three double bedrooms: all with built-in wardrobes and one with views over the moorland
- The superb extended family home is set in a cul-de-sac location including a generous size rear garden, garage with power, light and private side door and off-road parking (planning permission has been applied for various times since 1996 and hasn't been granted to date).

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.

EPC RATING: D

COUNCIL TAX BAND: E

AGENTS NOTES: 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. 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.







Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



Garage

Approx. 19.8 sq. metres (212.7 sq. feet)



Main area: Approx. 100.2 sq. metres (1078.8 sq. feet)

Plus garages, approx. 19.8 sq. metres (212.7 sq. feet)

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





**Land at rear has been refused planning since 1996
and again in 2026**



www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD