



HEARNES

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FOR SALE

**Broomhill
Wimborne, Dorset, BH21 7AR**

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FREEHOLD PRICE: £800,000

Bumbledore is a charming character family home offering three bedrooms, two bathrooms, garage with carport and parking for more than six cars set in 0.27 of an acre of well-loved garden overlooking Dorset countryside. First time to the market in 19 years.

- Generous entrance hall with gallery landing and a stable door
- Dual aspect sitting room with feature fireplace overlooking the front garden
- Country style pine kitchen with complementary worktops, a range cooker and integrated fridge
- Separate utility room with dual aspect and a matching range of floor and wall mounted units, complementary worktop, stainless-steel sink, space for dishwasher and washing machine
- Twin aspect dining room with double doors opening into the sitting room with feature fireplace
- An impressive dual aspect sitting room with wood burner, two sets of French doors opening onto and decked area and patio, both overlooking the countryside
- Two bedrooms on ground floor overlooking the garden, bedroom three on the first floor with range of fitted wardrobes and superb countryside views
- Two bathrooms, one on the ground floor with bath, wash hand basin and WC. The second bathroom on the first floor has 'p' shaped bath with shower over, wash hand basin and WC
- LPG heating and septic tank
- Outside: The well-loved 0.27 of an acre garden has been cared for by a very keen gardener and includes a vegetable patch with greenhouse, summerhouse and shed log store
- Car port, garage and ample parking for more than six cars

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: E EPC RATING: D

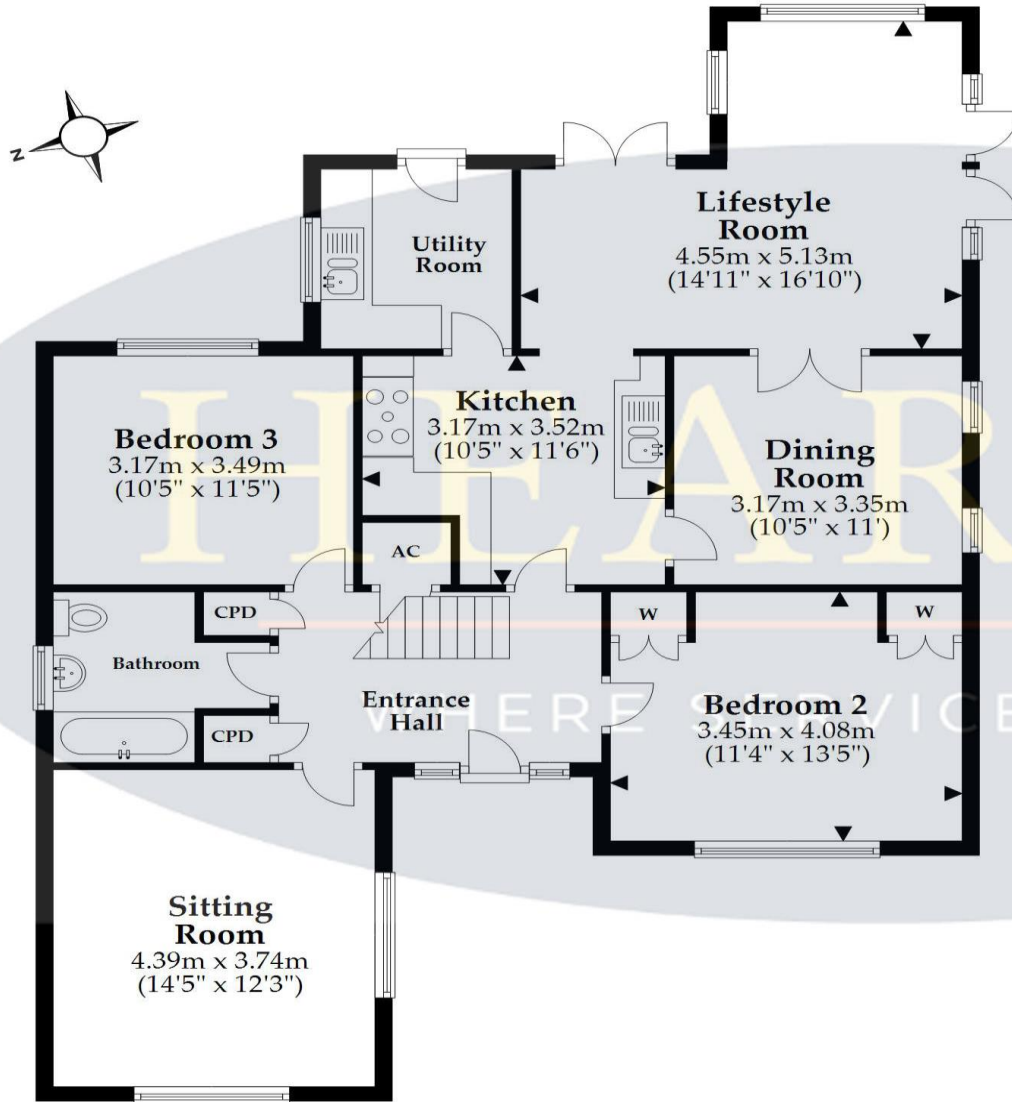
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





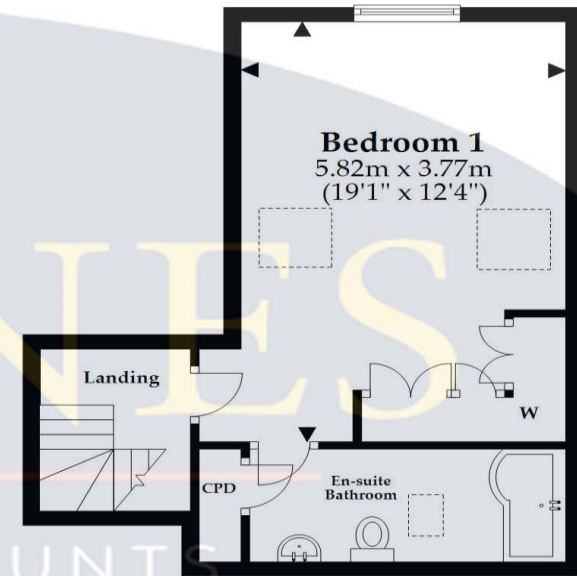
Ground Floor

Approx. 105.5 sq. metres (1136.0 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.7 sq. feet)



Total area: approx. 139.3 sq. metres (1499.7 sq. feet)

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





Local country pub in walking distance



www.hearnes.com

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