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**Wimborne
Dorset, BH21 1BS**

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FREEHOLD PRICE: £895,000

An imposing spacious, character detached family home offering four bedrooms, two reception rooms as well as an impressive kitchen/lifestyle room, separate utility room and storage garage. The property is situated on a sizeable plot with additional summerhouse/studio and off road parking.

- Accommodation of approximately 2,290 sq ft
- Entrance porch leads to 'L' shaped entrance hallway with storage cupboard
- Attractive sitting room with feature fireplace and inset wood burner and bay window
- Family room with French doors to enclosed porch and rear double doors into lifestyle room
- Stunning kitchen/lifestyle room. Kitchen with range of base and eye level units and pan drawer with double Butlers sink and complementary worktops, space for appliances, integrated dishwasher. Large lifestyle room/conservatory area with pitched glass roof and space for table, chairs and sofas, rear aspect and French doors to garden
- Separate utility room with sink and base units, space for washing machine, boiler and water cylinder
- Under floor heating in bathroom, kitchen and conservatory. Original fireplaces in every room
- Downstairs shower room with corner shower, wash hand basin and WC
- Storage garage with door to garden
- Four good size bedrooms
- Superb large family bathroom with shaped freestanding bath, separate shower cubicle, double wash hand basins and units below with drawers, WC, tiled flooring and part wood panelled walling
- Outside: The front garden has lawn areas enclosed by high hedging. The rear garden has patio areas with good size shaped lawn and to the rear a raised decking area with pergola and summerhouse/studio. The garden is enclosed by panel fencing, hedging and brick walling with access gate leading to off road parking with electric charge point

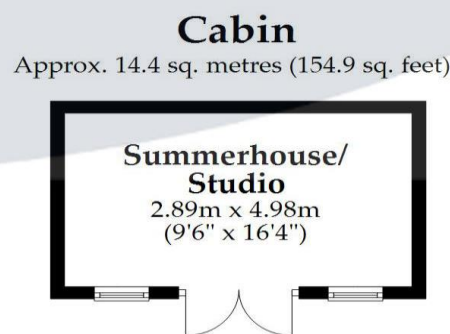
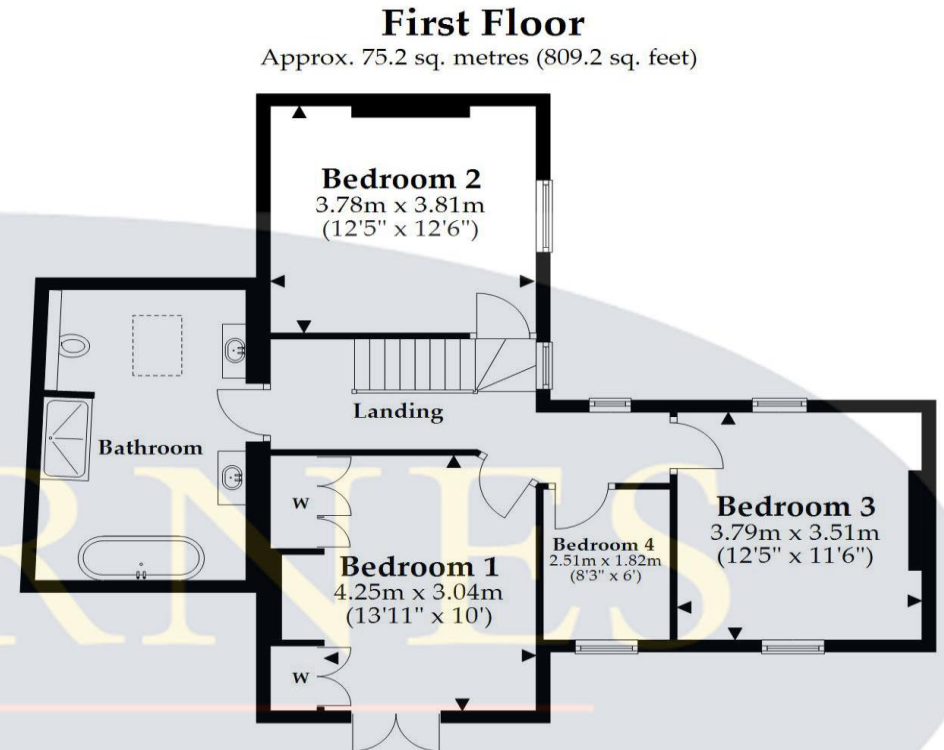
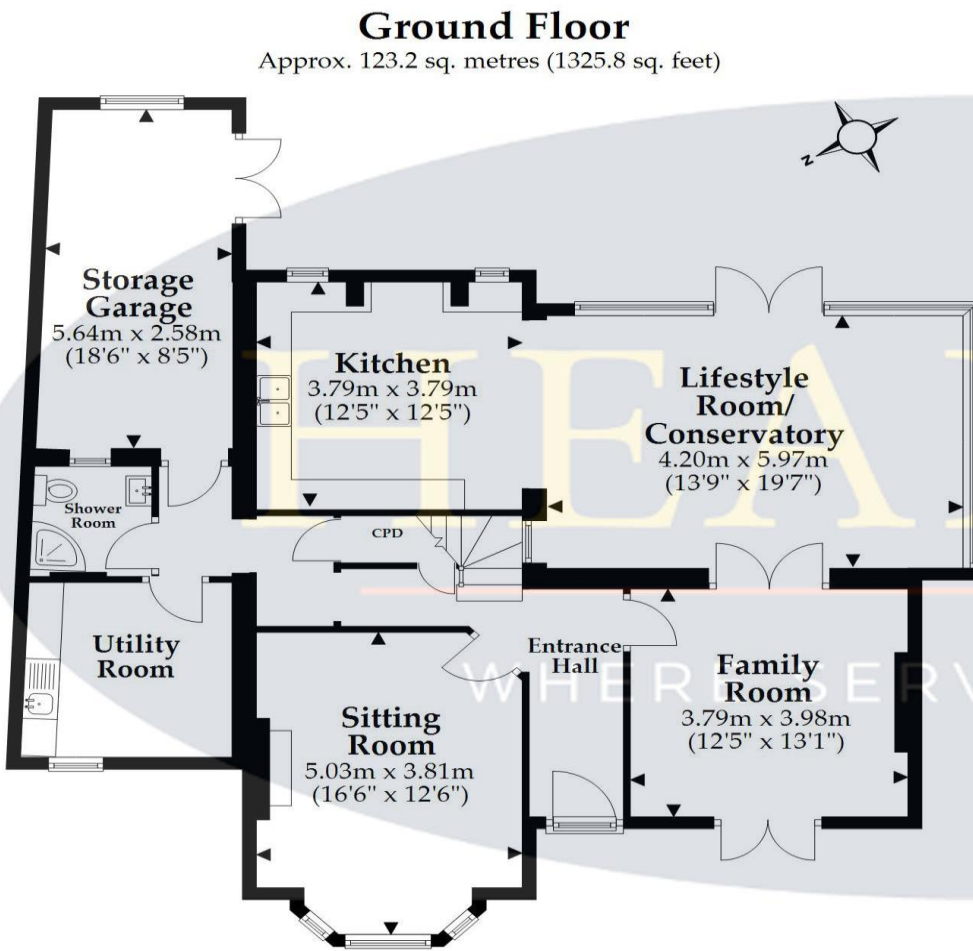
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a range of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F 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.







Total area: approx. 212.7 sq. metres (2290.0 sq. feet)
 This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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