



**Wimborne**  
**Dorset, BH21 2HF**

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## FREEHOLD PRICE £465,000

A well presented and deceptively spacious four bedroom three reception room detached split level family home with large 'L' shaped sitting/dining room, garden room, utility room and separate study with ample off road parking and garage situated in a popular location.

- Entrance porch leading to large lobby area
- Spacious 'L' shaped sitting/dining room with dual aspect to open plan to kitchen
- Kitchen with base and eye level units, space for appliances with single window and door
- Good size garden room, separate utility room and study
- Family bathroom with separate WC
- Split level landing leading to three bedrooms
- Master bedroom with built in wardrobes and en suite shower room
- Second floor landing area
- Generous size bedroom two with eaves storage, built in wardrobe and further en suite shower room
- Double glazing and gas heating
- Ample off road parking leading to garage
- Rear garden with step leading to good size lawn area with side patio enclosed by mature shrubs and hedging

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2.5 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

EPC RATING: D

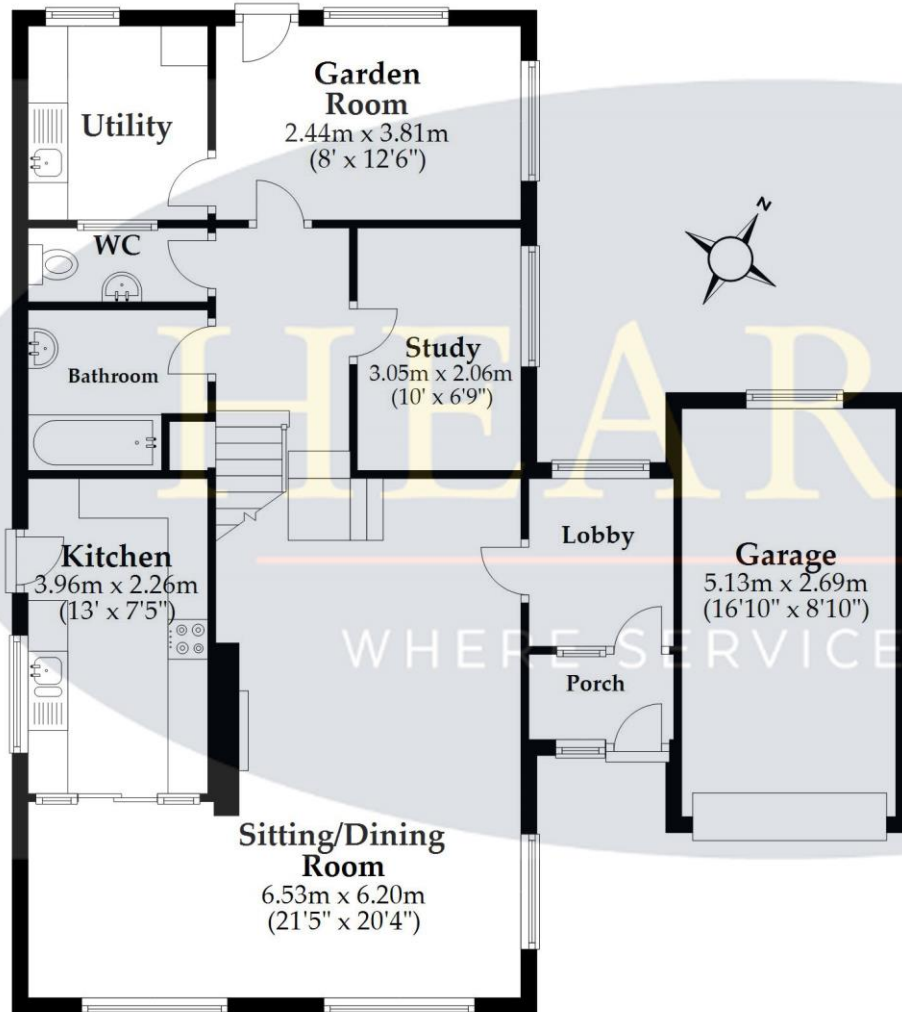
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

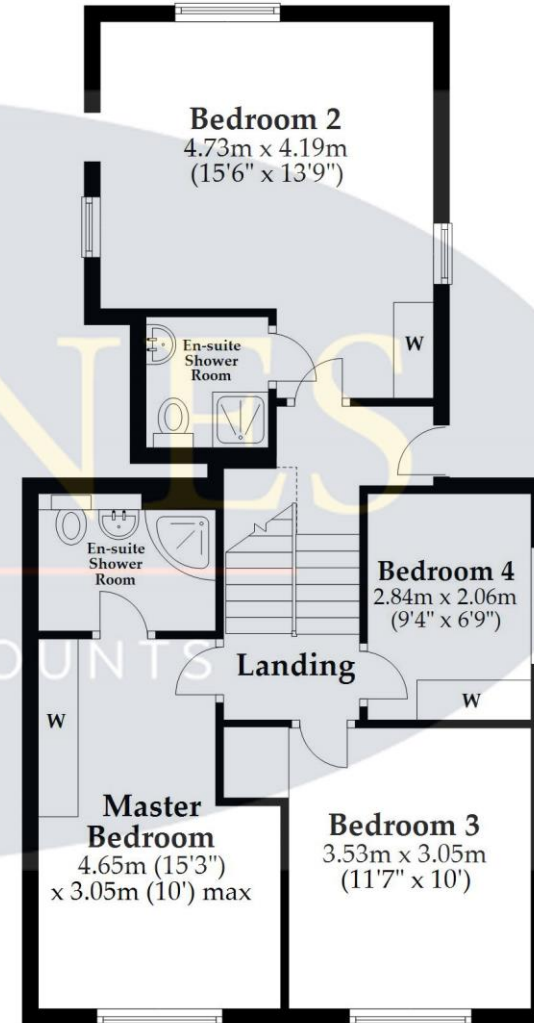
## Ground Floor

Approx. 101.0 sq. metres (1087.0 sq. feet)



## First Floor

Approx. 63.7 sq. metres (685.2 sq. feet)



Total area: approx. 164.6 sq. metres (1772.2 sq. feet)

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



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