



**Wimborne
Dorset, BH21 1RW**

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FREEHOLD PRICE OFFERS IN EXCESS OF £635,000

A spacious well presented four bedroom chalet bungalow offering a generous size sitting room, superb kitchen/diner, three bathrooms and off road parking for five vehicles with a secluded well stocked rear garden located two miles from Wimborne town centre. The property also has a self contained luxury one bedroom ANNEXE with shower room and separate entrance.

- Spacious entrance hallway with porch
- Generous size twin aspect sitting room with bay window and feature fireplace
- A superb kitchen/diner with oak units and complementary quartz worktops including an island breakfast table with matching quartz worktop, double oven, gas hob, integrated dishwasher and fridge/freezer and access to the composite decking area overlooking the garden
- Utility cupboard housing boiler and a base unit with worktop
- Separate cloakroom
- Two generous sized double bedrooms on ground floor, both with fitted wardrobes and one with en suite shower room and double glazed door to garden
- On first floor an impressive Master bedroom with balcony overlooking garden and good size single bedroom. Superb family bathroom with roll top bath and separate corner shower cubicle
- Annexe: A luxury one bedroom annexe offering open plan kitchen/sitting room, large double bedroom with space for wardrobe and superb fully tiled shower room with double shower. Private and integral access to main house and private access to garden
- Large resin driveway offering parking for five vehicles and well stocked garden set back from the road
- Beautifully stocked rear garden and summerhouse with decking ideal for al fresco dining, workshop with power and light, garden shed and resin path that runs around the rear of the property

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

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.

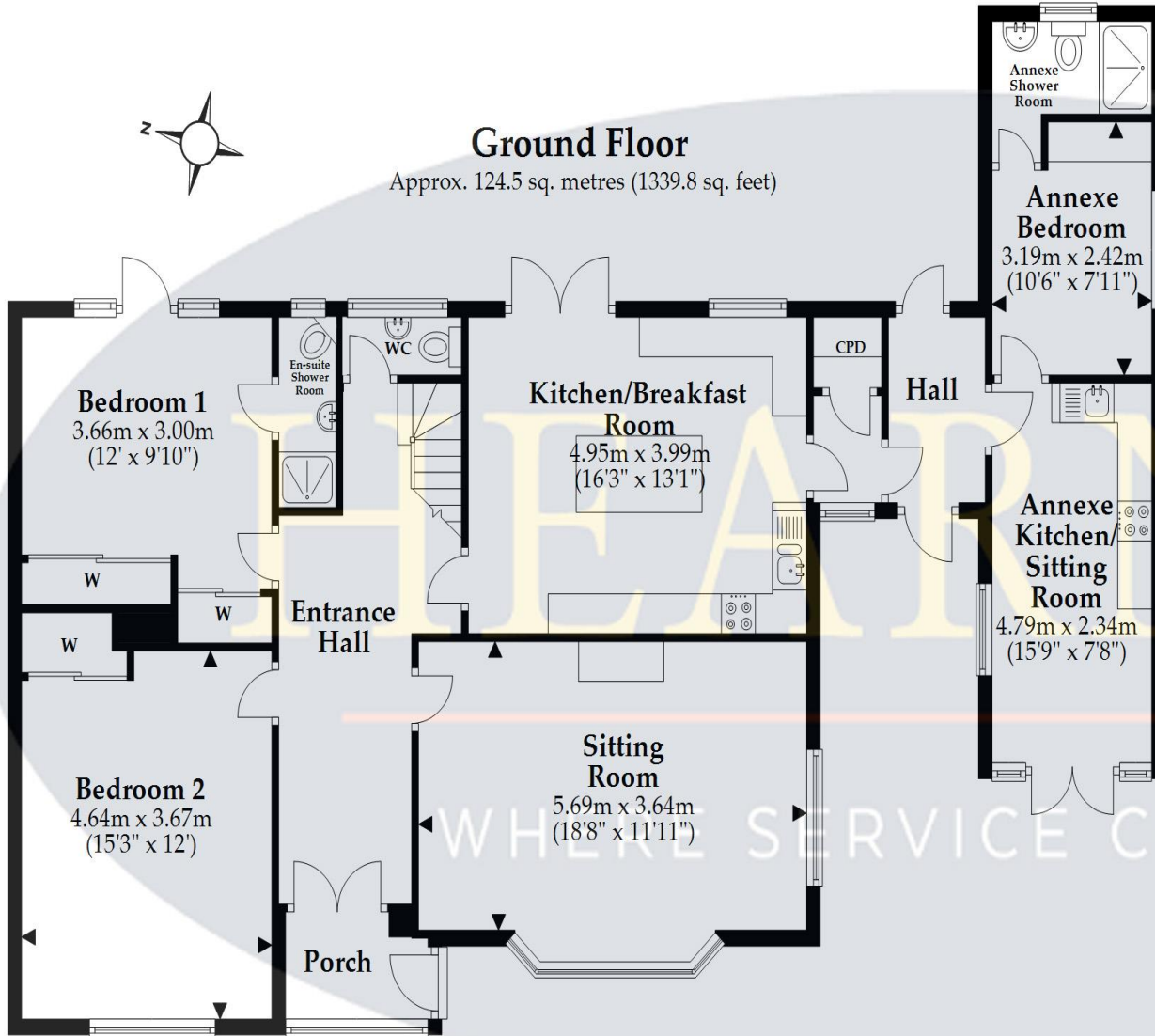






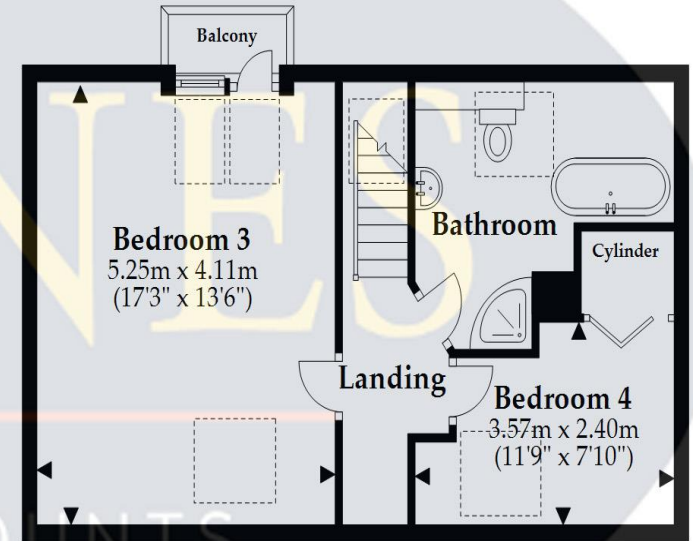
Ground Floor

Approx. 124.5 sq. metres (1339.8 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 170.3 sq. metres (1832.9 sq. feet)

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



LJT SURVEYING

Annexe



Annexe



Annexe





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