



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 1LH**



# Wimborne, Dorset, BH21 1LH

## FREEHOLD PRICE: £785,500

This five bedroom four reception room semi detached Victorian style manor house is set in a quiet off road cul de sac within half a mile of Wimborne town centre with off road parking for up to 6 vehicles. It offers over 2000 sq ft of character accommodation arranged over three floors plus a cellar. This fine example of Victorian architecture has been lovingly restored over the past 14 years by the current owner. NO FORWARD CHAIN.

- There are two access points either via the charming garden entrance room which offers a high tongue and groove ceiling a beautiful Quarry tiled floor and a pair of double glazed casement doors proving access to an elevated terrace with views over the front garden or the original side entrance
- Three further reception rooms including a study, dining room and a superb sitting room with exposed pine flooring, under floor heating and magnificent Egyptian marble fire place
- The kitchen/scullery which was the original servants' quarters offers a range of shabby chic style units with complementary work tops, butler sink, Ella Rangemaster six burner gas hob and twin ovens, water softener with drinking water filter and access to the ornate side with a glass roof and two seating areas
- Cloakroom with high level Victorian cistern and wash hand basin
- Rear entrance hall with stair access the first floor landing
- Three double bedrooms with a splendid Italian marble en suite shower room in master bedroom with walk in shower, heated towel rail, pedestal sink, bidet and WC
- A further two double bedrooms on the second floor, bedroom four offering a built in storage cupboard and skylight window and exposed varnished pine floor. Bedroom five offers a lovely bay window and a built in bespoke pine cupboard, access to an insulated attic storage area
- Gas central heating and double glazing where specified
- The rear garden offers a delightful sheltered retreat with power, light, outside butlers sink - a beautiful Victorian coach house which is ideal as an office or workshop. There is also a separate area with potting shed and retractable walled clothesline
- The front garden has a maintained lawn area, hedges and front patio area. Mature Lebanese cedar tree with stone terrace overlooking the road surrounded by a Rosemary herb bush, various roses and shrubby bushes. The garden room overlooks a private paved patio with access steps leading to the front garden

The property is just a short distance from Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

**COUNCIL TAX BAND: E EPC RATING: E**

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.





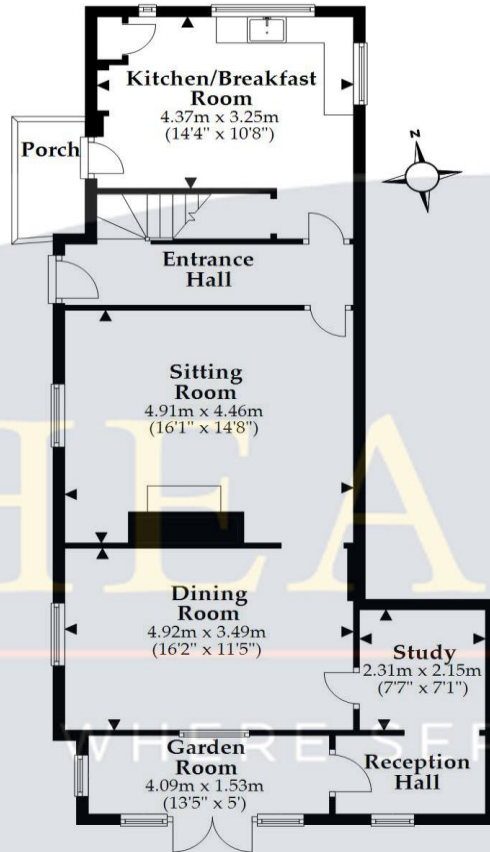




Note; Not all measurements were taken by LJT Surveying and we cannot guarantee their accuracy.

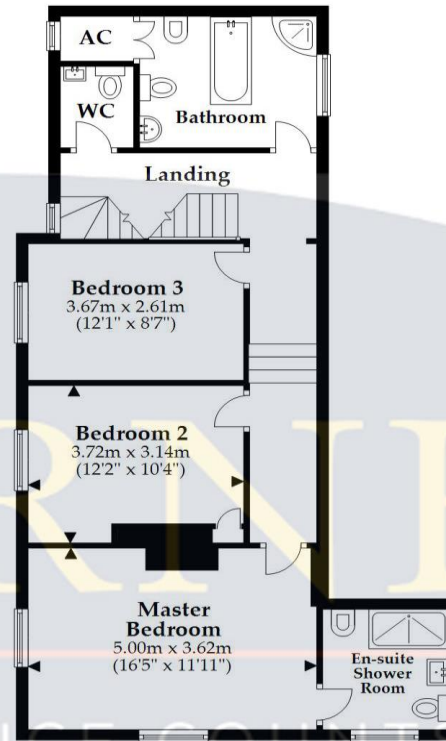
### Ground Floor

Approx. 81.0 sq. metres (872.2 sq. feet)



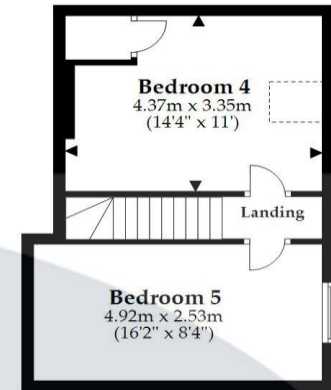
### First Floor

Approx. 71.6 sq. metres (770.9 sq. feet)



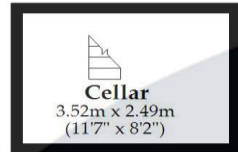
### Second Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



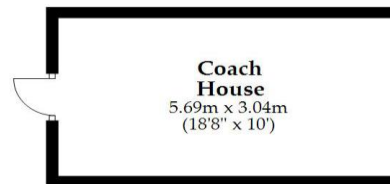
### Basement

Approx. 8.8 sq. metres (94.3 sq. feet)



### Coach House

Approx. 17.3 sq. metres (186.2 sq. feet)



Total area: approx. 210.3 sq. metres (2264.1 sq. feet)

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











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