



Wimborne  
Dorset, BH21 2JA

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## FREEHOLD PRICE GUIDE: £850,000 - £875,000

This immaculately presented and deceptively spacious family home offers five bedrooms, two reception rooms and three bathrooms as well as a stunning kitchen/lifestyle room and separate utility room. The property occupies a generous size plot with ample off road parking, garage/car port and further workshop/garden house (approximate size 24' x 9'5") with landscaped rear garden.

- Versatile and well proportioned accommodation
- Entrance porch with slate stone flooring
- Large impressive entrance hallway with central staircase, oak flooring and sensor lighting in skirting
- Good size sitting room which is approached via double glass doors with wall mounted log effect gas fire, and bi fold door leading on to raised decking and garden
- Stunning and spacious kitchen/lifestyle room with range of two colour base and eye level units with complementary granite worktops, integrated Neff appliances including halogen hob with extractor fan over, two matching eye level ovens and microwave, full size dishwasher and water softener. Central island with breakfast bar and additional pan drawers, wine fridge, space for sofa and bifold doors leading on to decking and garden
- Separate utility room with base cupboard, sink, space and plumbing for washing machine and tumble dryer, wall mounted boiler and storage cupboard, space for fridge freezer
- Study/cinema room set up with projector and speakers (able to purchase by separate negotiations)
- Two ground floor double bedrooms with bedroom five having mirror fronted fitted wardrobes
- Modern downstairs bathroom with white three piece suite
- First floor galleried landing with sensor lighting in skirting storage cupboards
- Generous size main bedroom with walk in wardrobes and further fitted mirror fronted wardrobes, Juliet balcony with views over the rear garden
- En suite shower room with shower cubicle, twin sinks and ample storage cupboards, WC, shaver point, ladder style heated towel rail and tiled flooring
- Two further double bedrooms with fitted wardrobes
- Family bathroom with bath, separate double shower cubicle, vanity unit with storage cupboards and inset sink, WC and heated towel rail
- Double glazing and gas heating including under floor heating to the ground floor
- Outside: Double opening wooden gates give access to brick paviour driveway with off road parking for numerous cars, boat etc, an over sized detached garage with electric door and additional eaves storage space, lean to and storage shed, brick paviour pathway then leads down one side of the property where a further large, fully alarmed workshop/garden house can be found. The rear garden is then landscaped having to the immediate rear a large decking area running across the length of the house. The garden is then laid to lawn with numerous mature shrubs, tree and flower borders enclosed by panel fencing

COUNCIL TAX BAND: E EPC RATING: C

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.



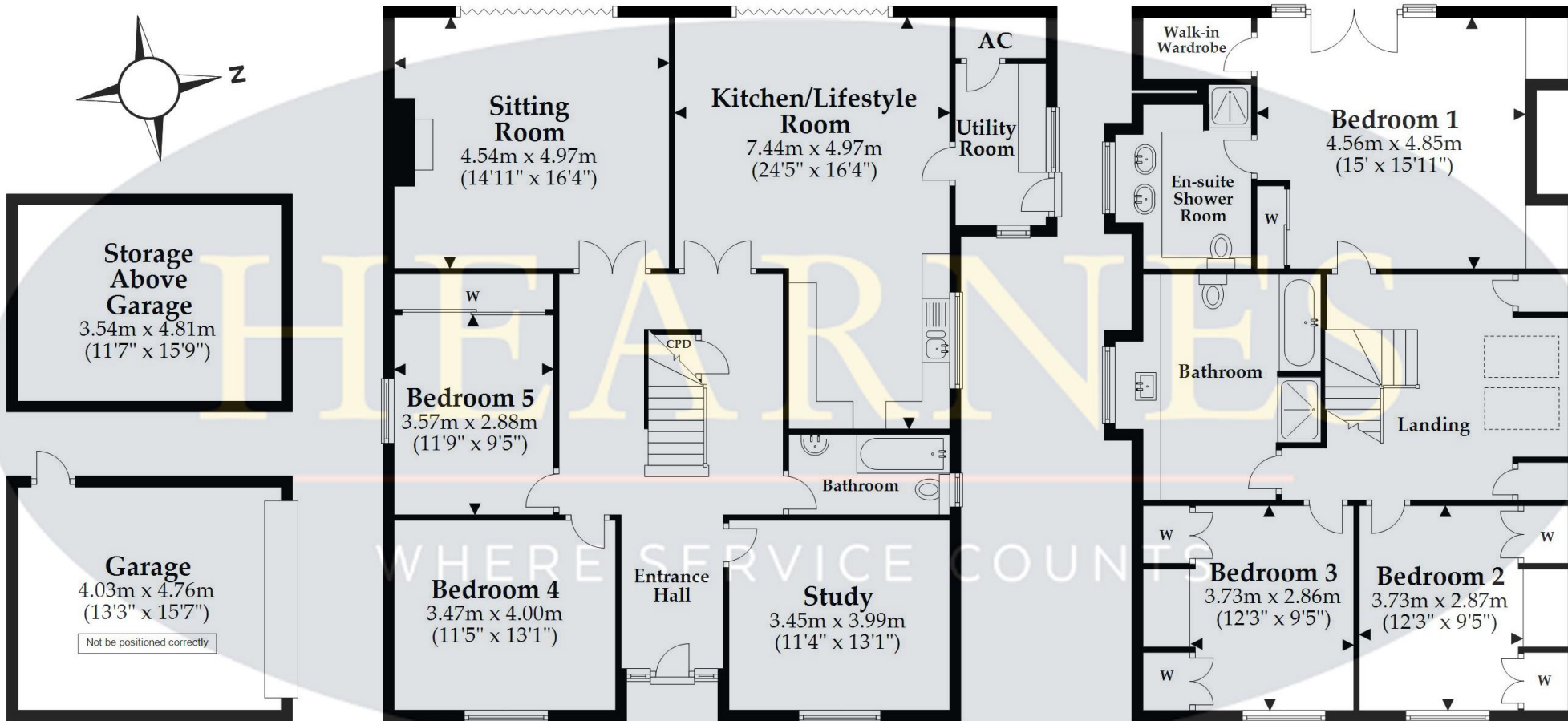


## Ground Floor

Approx. 167.0 sq. metres (1797.6 sq. feet)

## First Floor

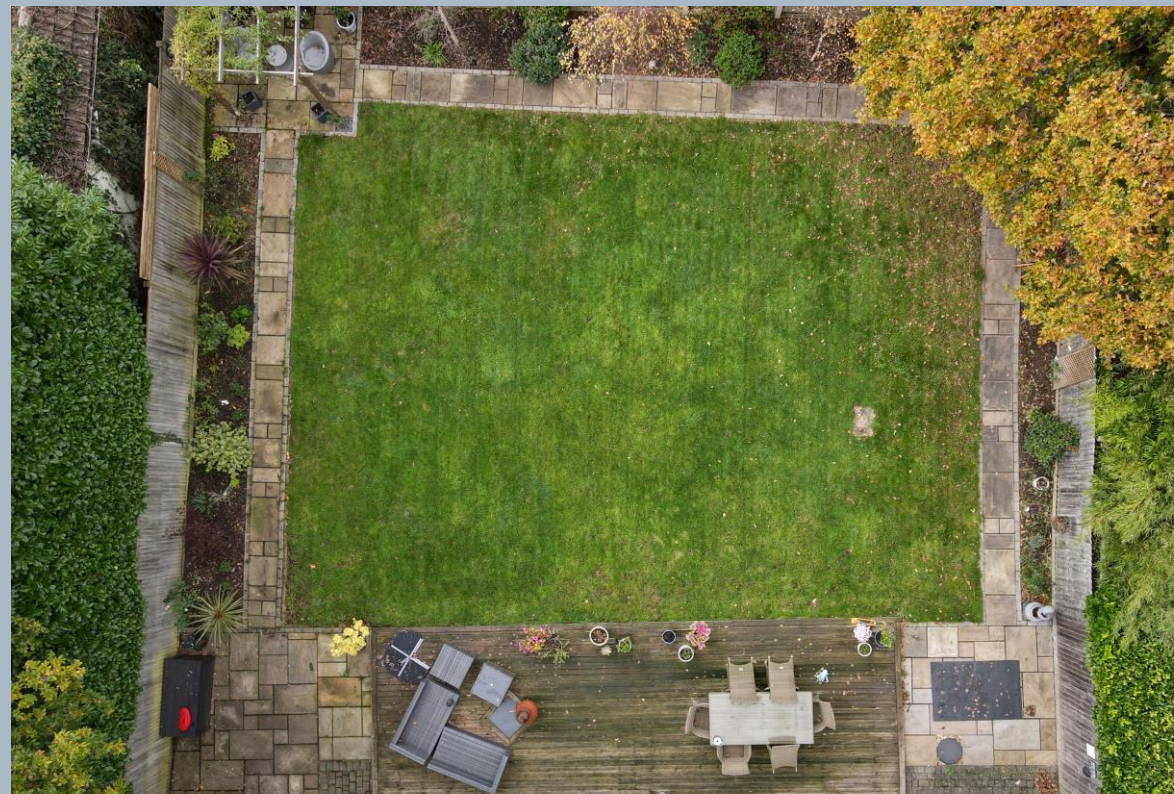
Approx. 95.8 sq. metres (1031.0 sq. feet)



Total area: approx. 262.8 sq. metres (2828.6 sq. feet)

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







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