



**Wimborne  
Dorset, BH21 2AW**



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## FREEHOLD PRICE GUIDE: £550,000 - £575,000

A splendid Victorian family home with five bedrooms and three reception rooms with high ceilings and many character features set in a quiet location with off road parking for five cars and approximately 100' mature garden.

- Entrance porch with original tiled floor and space for coats and shoes
- Spacious entrance hall with under stairs storage and separate cloakroom with wash hand basin and low level flush WC
- Sitting room with feature fireplace and large picture window with front aspect
- Second reception room with high ceilings and window overlooking the courtyard
- Dining room with twin aspect and access to the kitchen
- Kitchen with range of pine floor and wall mounted units and complementary worktops, double oven, gas hob and extractor hood, space for washing machine, dishwasher and fridge freezer
- Side porch with worktop and views of garden
- Five bedrooms over two floors, four of which are doubles and all with high ceilings
- Bedroom one with fitted wardrobes and original fireplace
- Bedroom three with wash hand basin set in a vanity unit
- Modern family bathroom room with corner shower, generous size bath, new electric shower installed in 2022, low level flush WC, wash hand basin set in a vanity unit and a tiled floor
- Large rear garden which is one of the main features of the property and has a large range of mature shrubs and trees, a superb vegetable plot, garage and greenhouse
- Solar panels that heat the water
- Approximately 1.5 miles from the town centre

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: C      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.



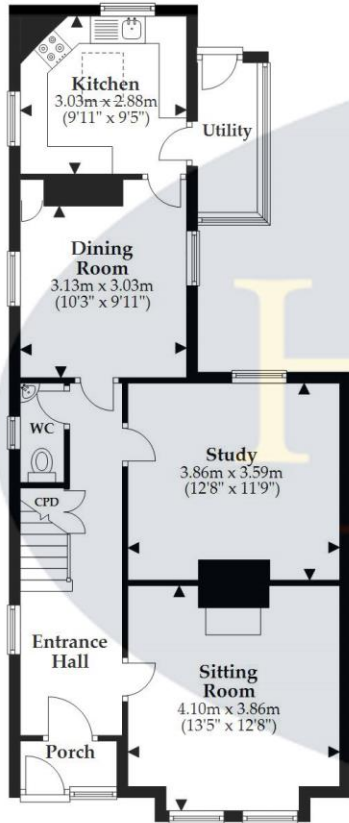






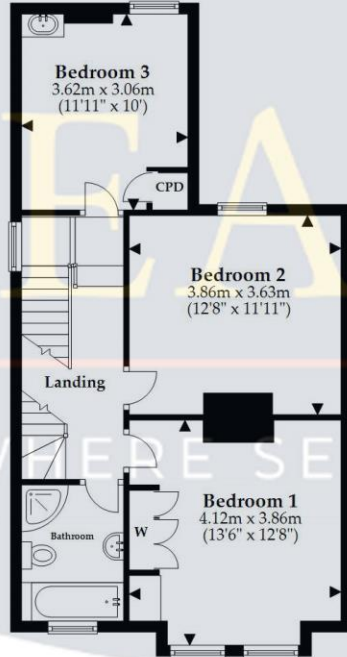
### Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



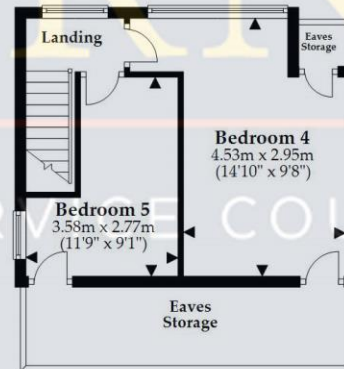
### First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



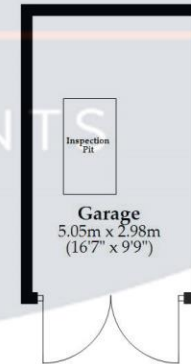
### Second Floor

Approx. 25.8 sq. metres (278.2 sq. feet)



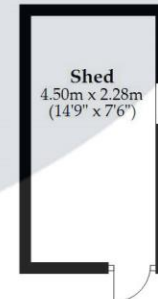
### Garage

Approx. 15.0 sq. metres (162.0 sq. feet)



### Shed

Approx. 10.3 sq. metres (110.4 sq. feet)



Total area: approx. 174.2 sq. metres (1875.5 sq. feet)

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











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