



Wimborne St Giles
Wimborne, Dorset, BH21 5LY

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FREEHOLD PRICE: £695,000

An immaculately presented extended three double bedroom, three reception room, two bathroom semi detached family home set on a private 0.25 of an acre plot (which enjoys superb sunsets) with conservatory, off road parking for up to seven cars surrounded by the picturesque countryside of Wimborne St Giles.

- Entrance porch with wood store
- Entrance hall with solid oak flooring which continues throughout the ground floor
- Open plan sitting room/conservatory with wood burning stove and views of the front and rear gardens
- Study with wood burning stove and garden views
- Kitchen with hand made country pine kitchen and complementary wooden worktops, space for cooker, dishwasher and fridge freezer and quarry tiles
- Boot room with stable door and separate utility area with quarry tiles, Belfast sink, wall unit and space for washing machine and tumble dryer
- Dining room with double glazed French doors opening onto patio overlooking the garden with a forest back drop and large picture window overlooking the front garden
- Three double bedrooms all with countryside views. Flooring is stripped pine floorboards apart from main bedroom which has carpet
- Generous size main bedroom with dual aspect, walk in wardrobes and contemporary en suite shower room with walk-in rain shower, large wash hand basin set into vanity unit with heated towel rail vanity unit and WC
- Contemporary family bathroom with free standing claw foot bath, wash hand basin set in a vanity unit, WC and heated towel rail
- Outside: Set behind a five bar gate in the centre of a 1/4 of an acre plot in a semi rural location.
Rear garden with patio, outbuilding and lawn area backing onto a Copse

The property is situated in a sought after village location approximately 10 miles 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: D

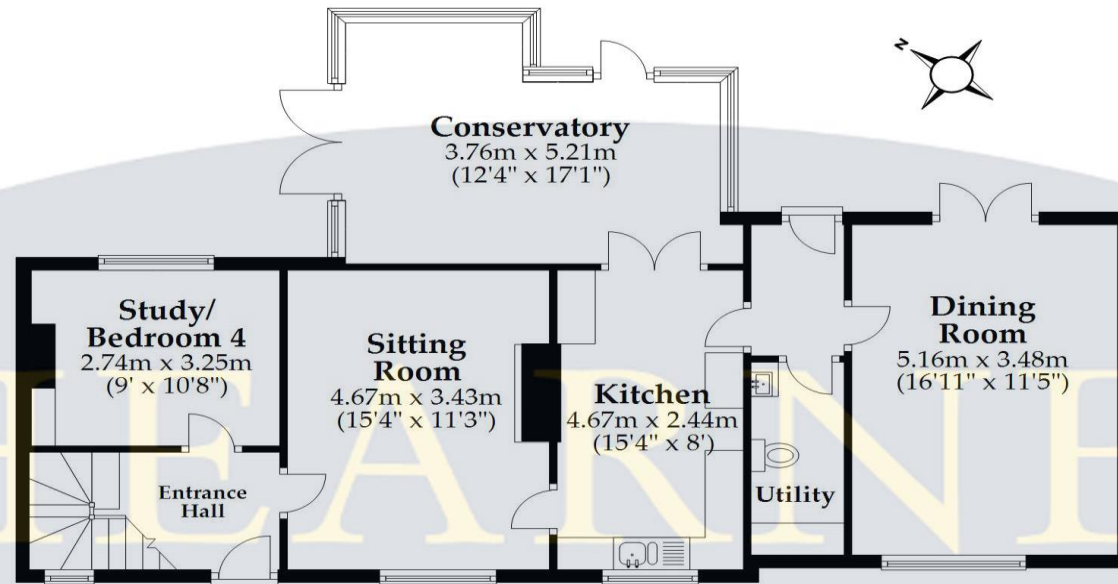
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





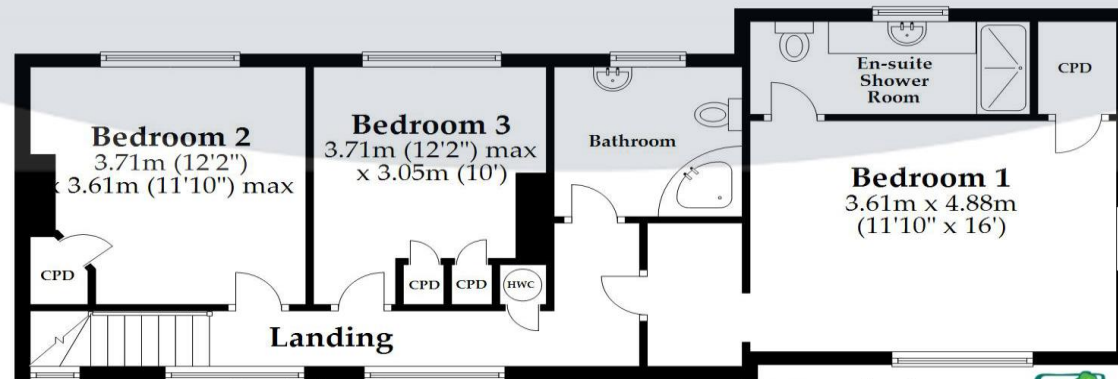
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



WHERE SERVICE COUNTS

First Floor



Total Floor Area: approx. 162 sq. metres (1745 sq. feet)

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



Welcome to Wimborne St Giles



HEARNES

WHERE SERVICE COUNTS

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