



Broomhill
Wimborne, Dorset, BH21 7AR

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FREEHOLD PRICE: £1,000,000

A charming and beautifully presented detached family home offering three bedrooms, three reception rooms as well as a large kitchen and separate, generous size utility room. The property sits in mature landscaped grounds approaching 0.5 acres and has been extensively refurbished during the nine years of its current ownership.

- House is approximately 2,003 sq ft, summerhouse is 297 sq ft
- Well proportioned accommodation finished to an excellent standard with new boiler in 2015, new windows, soffits and fascias in 2015 as well as a refitted kitchen and bathroom
- Spacious and welcoming entrance hallway with staircase to galleried landing
- Good size sitting room enjoying a dual aspect
- Separate dining room/snug or playroom
- Large study/bedroom four overlooking the front aspect
- Cloakroom stylishly refitted with contemporary sanitary ware
- Feature wood effect flooring is laid extensively throughout the ground floor
- Well appointed kitchen with range of base units and quartz worktops, inset ceramic sink and integrated dishwasher. There is also a large built in larder/pantry and space for free standing tall fridge freezer and Range cooker (available by separate negotiations), space for table and chairs
- Separate generous sized utility room with sink built in storage, space and plumbing for white goods, dual aspect and door to garden
- Three well proportioned double bedrooms with the main bedroom being a particularly good size with dual aspect
- Stylish family shower room
- Attached single garage with boiler and water softener currently fitted as a workshop. We understand from the vendor there is potential for further extension to create additional accommodation subject to planning permission. A historic planning consent has lapsed in recent years
- Further benefits include loft and cavity wall insulation and a pressurised water system with a 1,200 litre bonded oil tank is sited to the side of the property
- Outside: The frontage is landscaped with stoned driveway and ample off road parking with access to attached garage. There are established borders and hedging to boundaries and to the side, a five bar gate giving access to the rear garden laid primarily to sweeping lawns with open fields beyond. There is also a kitchen garden, two garden sheds and greenhouse. Immediately to the rear is a patio and summerhouse with power and light

The market town of Wimborne is approximately three miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

COUNCIL TAX BAND: F EPC RATING: D

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

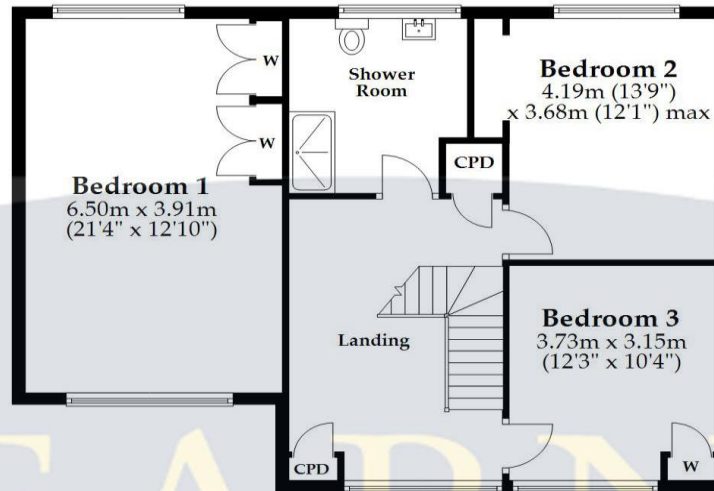




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

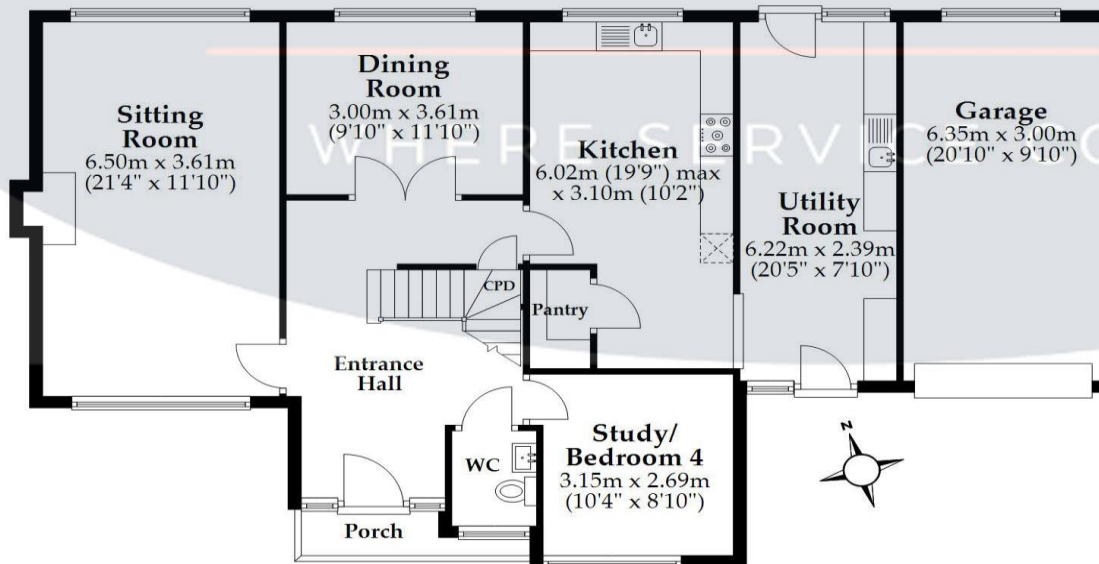
First Floor

Approx. 78.2 sq. metres (842.0 sq. feet)



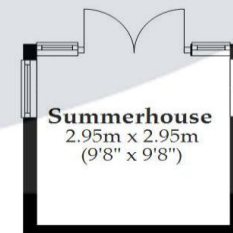
Ground Floor

Approx. 120.4 sq. metres (1296.4 sq. feet)



Outbuilding

Approx. 8.7 sq. metres (93.4 sq. feet)



Total area: approx. 207.3 sq. metres (2231.8 sq. feet)

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







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6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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