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**Wimborne, Dorset, BH21 2DJ**

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## FREEHOLD PRICE: £595,000

A well presented and deceptively spacious detached family home offering four good sized bedrooms, three reception rooms as well as a large conservatory. The property is situated on a generous size plot with ample off road parking and over sized garage.

- Approximately 2,252 sq ft
- Entrance storm porch leading to spacious entrance hallway
- Spacious sitting room with feature fireplace with inset electric fire, rear aspect square bay window and door into sun conservatory
- Separate dining room with dual aspect
- Superb sun conservatory with tiled flooring and French doors leading into garden
- Good size kitchen/breakfast room with range of base and eye level units with complementary worktops, inset electric hob with oven below, integrated dishwasher, fridge freezer and space for washing machine, matching built in cupboards, space for table and chairs, tiled flooring
- Inner lobby with doors to conservatory, garage and study
- Large study with rear aspect
- Ground floor bedroom enjoying front aspect
- Ground floor bathroom with bath, wash hand basin, ladder style heated towel rail and fully tiled walls with separate WC again fully tiled
- Two double bedrooms and one single bedroom on the first floor
- Shower room with over sized shower cubicle, vanity unit with wash hand basin, WC and ladder style heated towel rail
- Double glazing and gas heating. Solar panels earning a small income
- Outside: A sweeping driveway giving off road parking for numerous cars leading to over sized garage. The rear garden has to the immediate rear a paved patio area leading to lawn where a large ornamental pond and rockery can be found with an abundance of mature flower, shrub and tree borders and to one side, a greenhouse and shed. The garden backs on to the Trailway with views over the field beyond

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within five miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

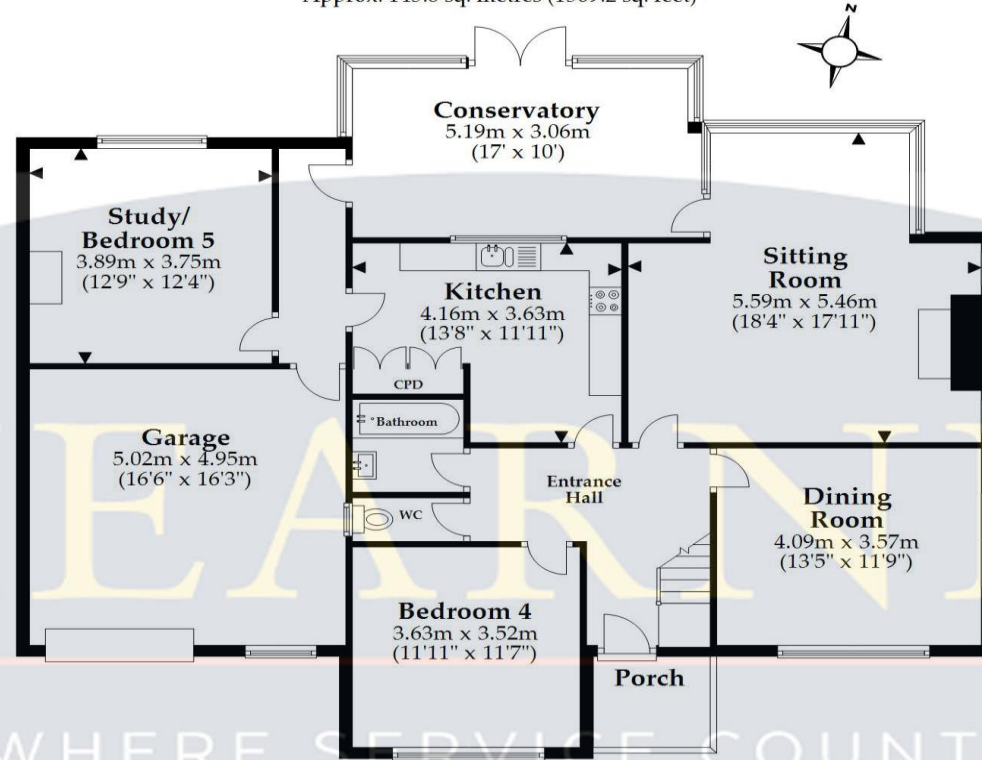
**COUNCIL TAX BAND: F EPC RATING: D**  
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable 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.





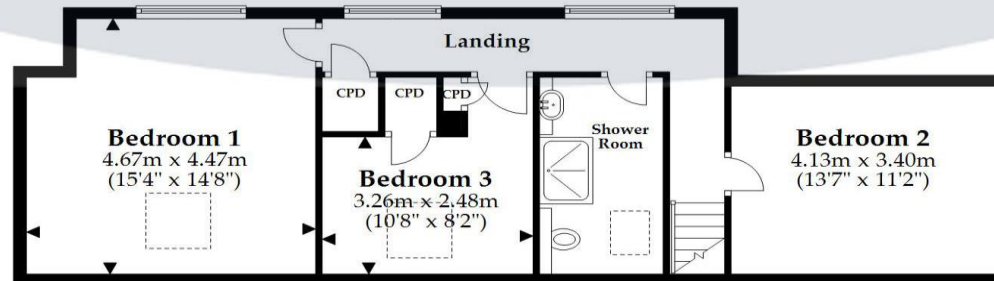
## Ground Floor

Approx. 145.8 sq. metres (1569.2 sq. feet)



## First Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 209.2 sq. metres (2252.0 sq. feet)

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







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