



**HEARNES**

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**Canford Magna  
Wimborne, Dorset, BH21 3AT**

# Canford Magna, Wimborne, Dorset, BH21 3AT

## FREEHOLD PRICE GUIDE: £525,000 - £550,000

A well presented and deceptively spacious four bedroom, two reception room, two bathroom Georgian style home with south facing rear garden and double garage set in the sought after Floral Farm development.

- An integral porch leads to spacious reception hall with cloaks and storage cupboard
- Modern downstairs cloakroom
- Large sitting room with feature stone fireplace with inset gas fire, front aspect windows, double doors to dining room
- Spacious dining room with engineered oak floor which in turn leads to impressive SUN CONSERVATORY with electric under floor heating and French doors to garden and covered outdoor seating area
- Good size kitchen/breakfast room with range of base and eye level units with complementary worktops, inset Blomberg induction hob and extractor hood, Siemens electric and combination ovens, space for fridge and freezer, space for dishwasher, laundry cupboard with space and plumbing for washing machine and tumble dryer, breakfast bar, door to garden
- First floor landing with walk in airing cupboard, retractable ladder to partially boarded loft
- Main bedroom with built in wardrobes and en suite shower room
- Bedroom two has range of fitted wardrobes and vanity unit with wash hand basin
- Bedroom three has range of fitted wardrobes and bedroom four currently used as a study with range of fitted furniture including desk, bookcase and cupboards
- Modern family bathroom with white three piece suite
- Outside: Double garage in nearby block with electric door, power and light
- Open plan front garden is principally laid to lawn. There is a Residents Association which is currently £70 per month paid to cover maintenance of the front gardens and window cleaning. The private south facing walled rear garden has been most attractively landscaped with feature glazed OUTDOOR SEATING AREA ideal for al fresco dining with timber sun decking. There is then a shaped lawn, ornamental pond and well stocked flower and shrub borders with soft fruit bushes and fruit trees. Garden shed. A wrought iron gate provides access to a footpath at the rear

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 2.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: C

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.



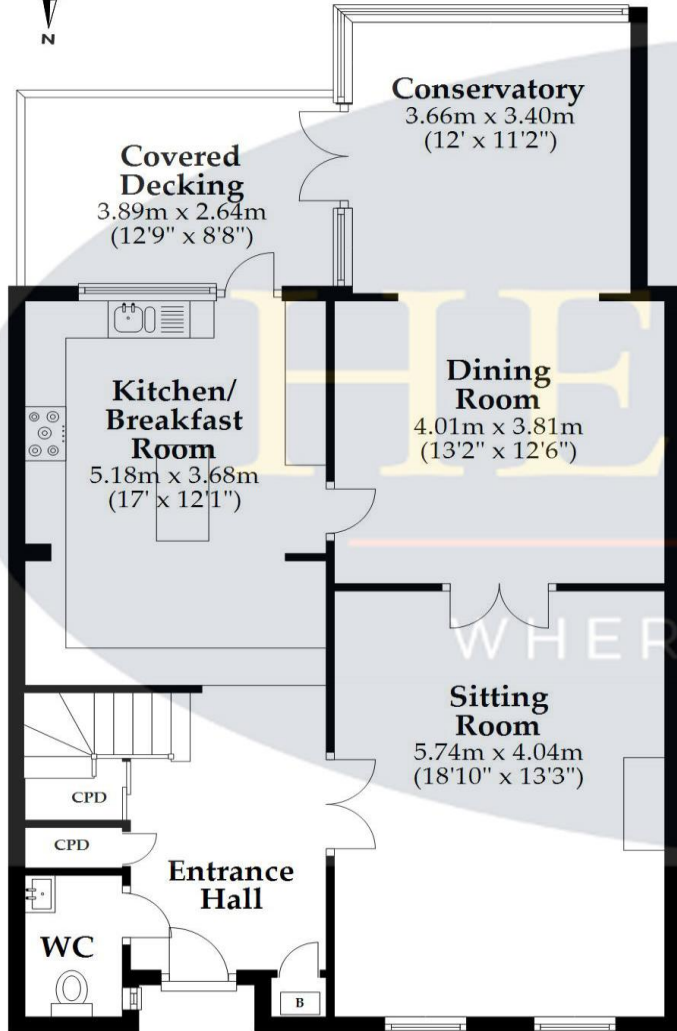


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



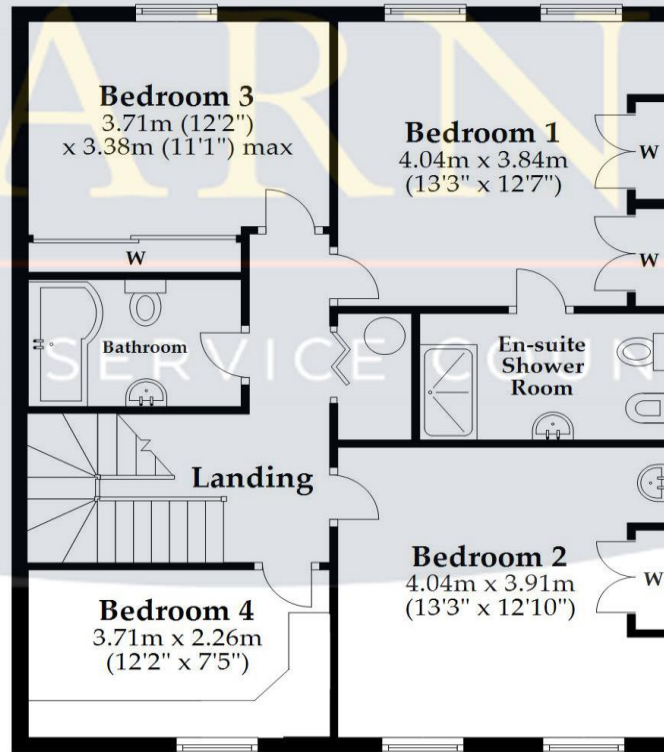
## Ground Floor

Approx. 87.0 sq. metres (936.6 sq. feet)



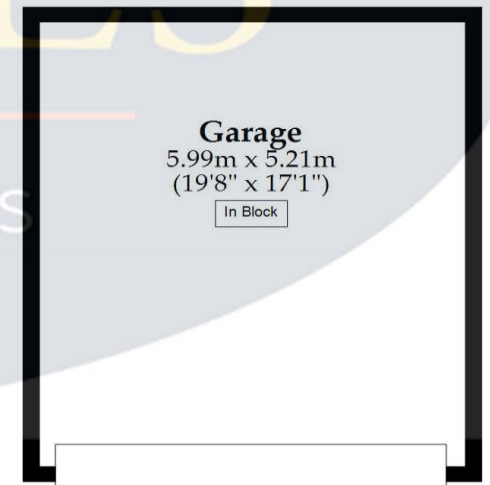
## First Floor

Approx. 75.6 sq. metres (813.7 sq. feet)



## Garage

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 193.8 sq. metres (2086.3 sq. feet)





[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

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