



HEARNES
WHERE SERVICE COUNTS

Wimborne, BH21 3BE

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FREEHOLD PRICE GUIDE: £850,000

A delightful semi detached extended character Lady Wimborne cottage originally built in 1868 and the first time on the market since 1972. Set on a third of an acre plot offering five bedrooms, two reception rooms, a separate utility room, two outbuildings including a garage and beautifully maintained garden.

- Cloakroom with wash hand basin and WC
- Generous size character kitchen/diner finished in a range of cream units with complementary worktops, integrated dishwasher, fridge and freezer, Siemens oven and induction hob with extractor fan, space for table & chairs
- Separate utility room with storage space and space for washing machine and tumble dryer
- Dining hall with feature fireplace, front door to garden and stairs to first floor landing
- Sitting room with triple aspect and feature stone fireplace with wood burning stove
- Five bedrooms, three with fitted wardrobes including the Master bedroom with dual aspect and garden views
- Family bathroom with shower over bath
- Outside: Beautifully maintained one third of an acre garden created over the last 50 years by the current owners offering a range of mature shrubs and trees with a great collection of Acers. Vegetable plot and garden shed and greenhouse, water feature and courtyard patio
- Garage with power and light. Separate outbuilding with power and light, ideal for a home office
- Mains water and has a mini treatment plant for sewerage which is maintained under contract twice a year by an independent drainage company

Appledore is set in a third of an acre of beautiful grounds with a wonderful collection of Rhododendrons and Acer trees. This area is exclusive for properties ranging from £950,000 - £5,000,000 and is just 2.5 miles from Wimborne town centre where an extensive range of local independent retailers and restaurants can be found.

COUNCIL TAX BAND: F EPC RATING: D

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

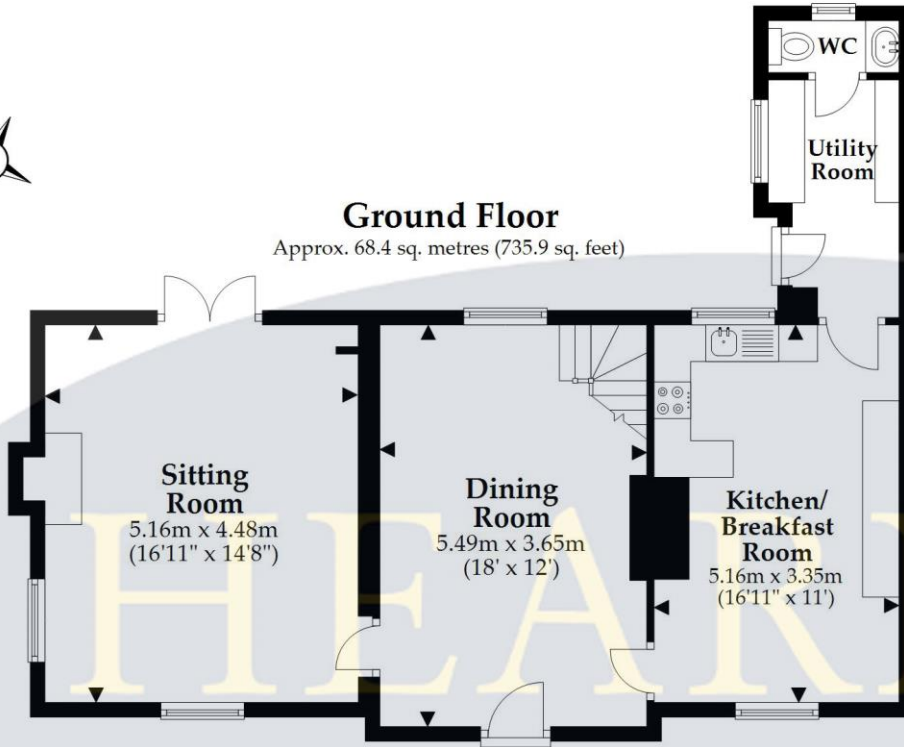






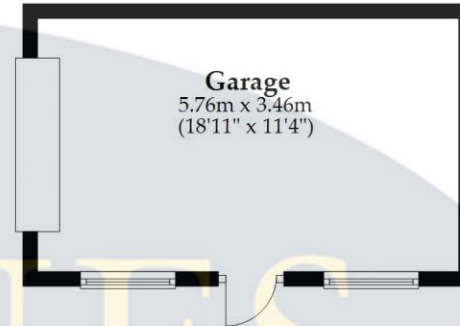
Ground Floor

Approx. 68.4 sq. metres (735.9 sq. feet)



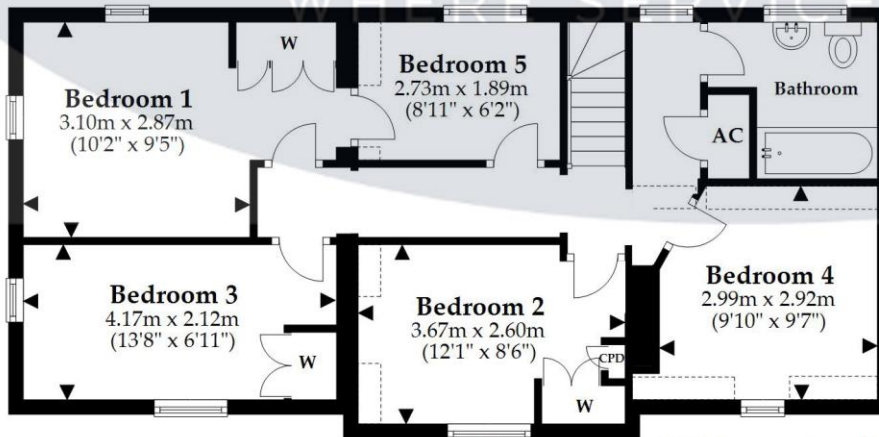
Garage

Approx. 19.9 sq. metres (214.5 sq. feet)



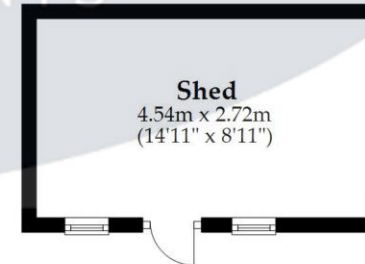
First Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



Outbuilding

Approx. 12.3 sq. metres (132.9 sq. feet)



Total area: approx. 162.4 sq. metres (1748.2 sq. feet)

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







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