



## Chenford House, Canford Magna, Wimborne BH21 3AF

A superbly presented five bedroom, three reception room family home situated in large gardens and within a moments walk of Canford School and delightful walks along the River Stour to Wimborne.

**EPC: 73 Council Tax Band: G Price: £1,295,000 Freehold**

 **5**  **3**  **3**







## Key Features

- A BEAUTIFULLY REFURBISHED HOME
- LUXURY KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE GLAZING THROUGHOUT
- GAS FIRED HEATING WITH UNDERFLOOR HEATING TO THE GROUND FLOOR AND BATHROOMS, RADIATORS TO THE 1<sup>ST</sup> FLOOR
- HARD WOOD VENEER INTERNAL DOORS
- SMOOTH PLASTERED CEILINGS WITH DOWN-LIGHTING
- SOUGHT AFTER LOCATION WITH EASY ACCESS TO POOLE, BOURNEMOUTH AND WIMBORNE
- FRONT AND REAR DRIVEWAYS PROVIDING AMPLE PARKING

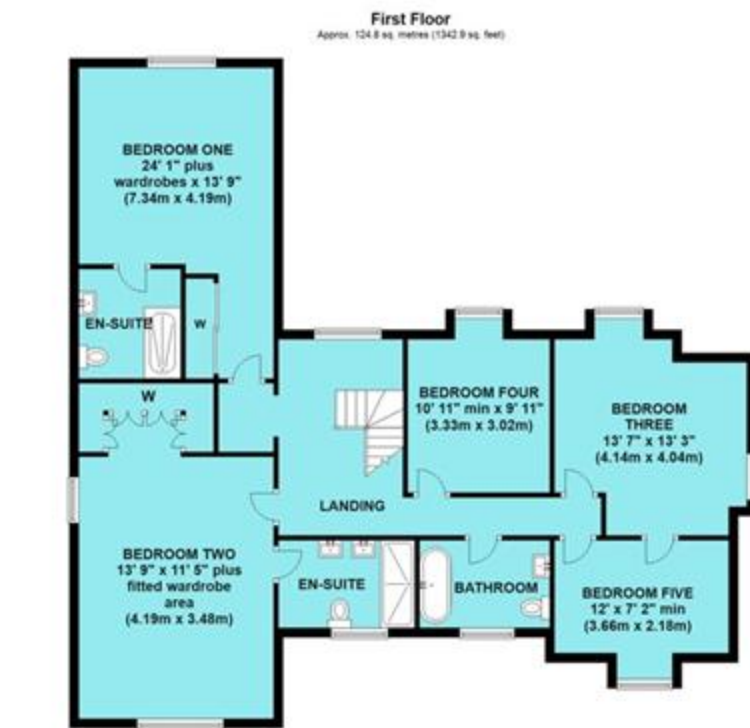
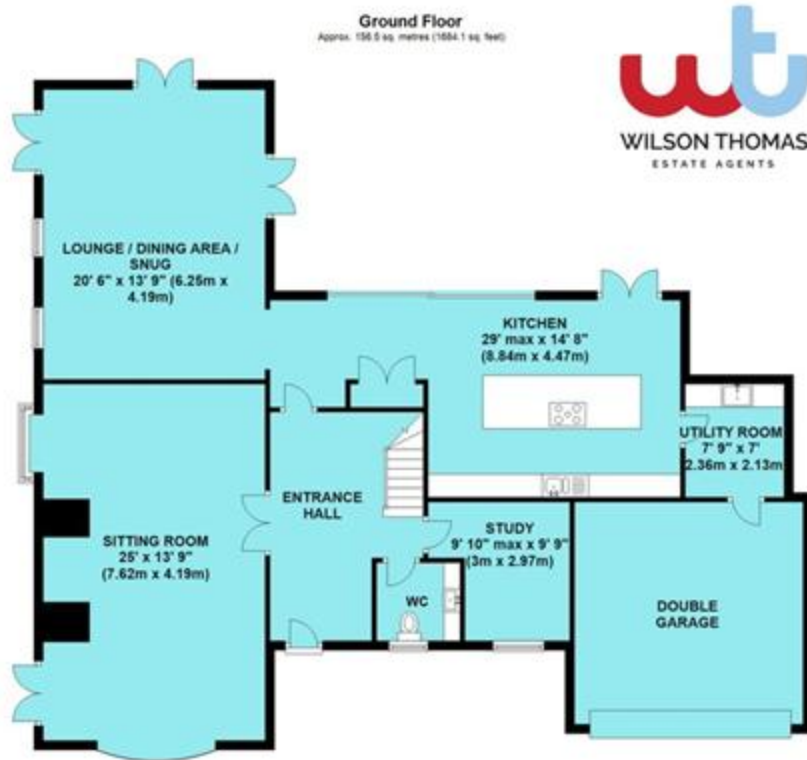
## The Property

Chenford House is an individual residence which has undergone extensive refurbishment and now offers the benefits associated with a brand new home, yet located in a sought after and mature location. Approached over a lit sweeping driveway there is numerous parking both to the front and the side of the house and accessing the double garage with an electrically operated door.

On entering the house there is a reception hall with tiled flooring and oak staircase with feature slate wall accessing the first floor accommodation.

Located on the ground floor there is a sitting room with log burner and French doors opening to a side area of garden. There is a study and cloakroom and a beautifully appointed kitchen overlooking the generous, south westerly rear garden, which then opens to a snug and dining area with a triple aspect overlooking the south westerly rear garden

A galleried landing leads to the bedroom accommodation with an impressive master bedroom with fitted furniture and an en-suite shower room, this is repeated in the second bedroom and there are then three further bedrooms and family bathroom.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using Planity.

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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