



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1RB**

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FREEHOLD PRICE GUIDE: £725,000

A substantial Victorian four double bedroom, two reception room detached character family home with annex providing up to £9,000 income per annum and a beautiful private part walled garden set in the town centre of Wimborne.

- Generous size entrance hall with original tiled floor under the carpet and a quarter turn staircase
- Two spacious reception rooms one with access to a conservatory and the other offering a wood burning stove
- Good size family kitchen/diner with access to garden finished in a range of matt olive units with complementary worktops, space for washing machine, dishwasher, fridge freezer and cooker
- Ground floor shower room with corner shower cubical, wash hand basin and WC
- Gallery landing with a window providing plenty of light
- Four double bedrooms with the main room offering twin aspect
- Generous size family bathroom with shower over the bath and original fireplace
- Outside: The property offers parking for two cars and a beautiful well stocked large established garden
- Large one bedroom annex with double bedroom, kitchen, lounge/diner, bathroom, conservatory and private garden providing an income of approximately £9000 per annum

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: D EPC RATING: D

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.

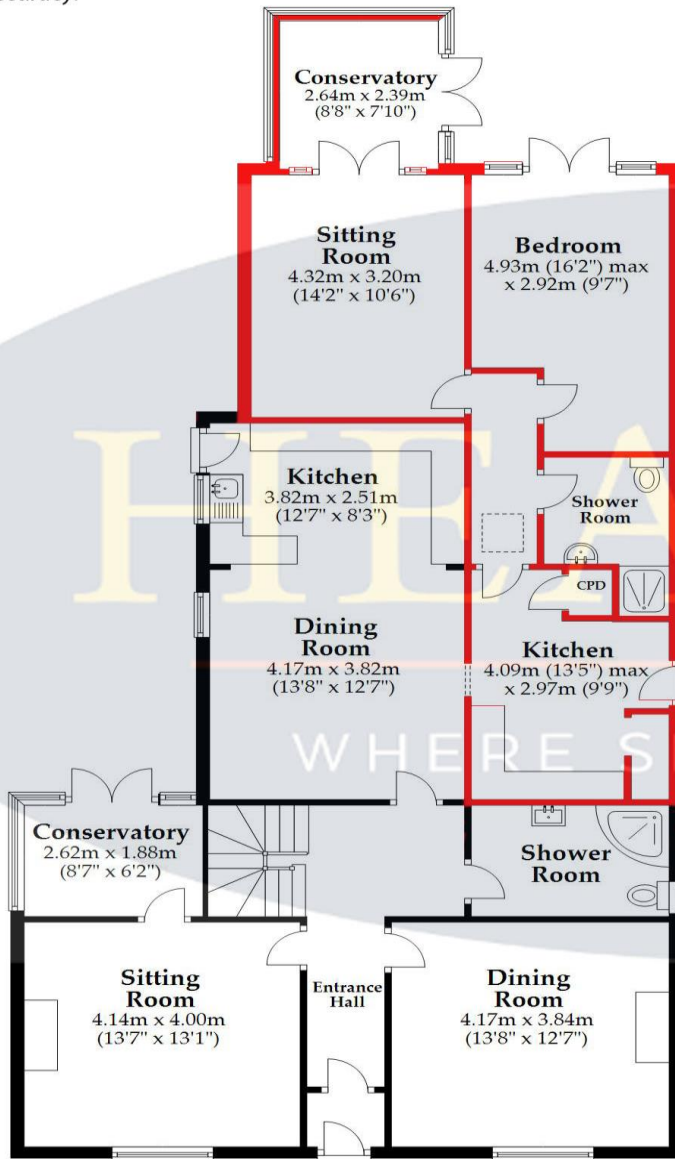




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

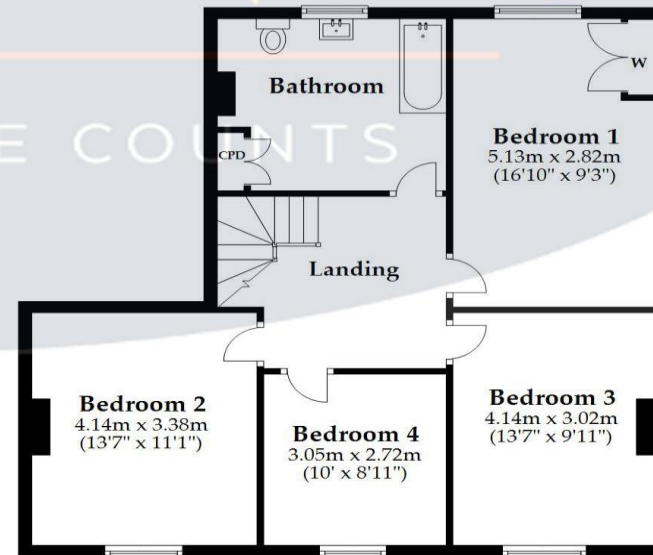
Ground Floor

Approx. 138.6 sq. metres (1491.8 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.7 sq. feet)



Total area: approx. 209.6 sq. metres (2256.5 sq. feet)

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







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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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