



**Wimborne, Dorset, BH21 2PN**

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## FREEHOLD PRICE: £1,275,000

A stunning and spacious contemporary style family home offering four bedrooms, two reception rooms and four bathrooms as well as an impressive kitchen leading to an open plan dining/sitting room and separate utility room. The property is situated on a sizeable plot located along a private driveway behind electric gates with off road parking leading to double timber framed carport. NO FORWARD CHAIN.

- Large entrance hallway with inset lighting
- Impressive kitchen/dining/sitting room. Kitchen with range of two-tone base and eye level units with quartz worktops, central island with integrated appliances including vented hob, oven, combi microwave oven with warming drawer, dishwasher, fridge freezer and breakfast bar
- Open plan dining/sitting room with inset wood burner, space for sofas, table and chairs, enjoying a dual aspect with French doors leading onto terrace patio and gardens
- Separate utility room with inset sink and quartz worktop, space for washing machine and tumble dryer, storage cupboards
- Good size family room with French doors to garden
- Spacious ground floor bedroom with adjoining luxury shower room
- Three stunning first floor bedrooms and bathrooms
- Main bedroom with an extensive range of built in furniture and luxury en suite shower room
- Further two bedrooms, one with en suite shower room
- Family bathroom with freestanding bath, wash hand basin and WC
- Air source heat pump with ground floor under floor heating
- C-bus intelligent lighting throughout
- Crittall style glazed internal doors
- Outside: The property is approached off a private driveway with electric gates opening onto a tarmac and shingle driveway which provides extensive parking. There is then a timber double framed carport with loft storage above, a summerhouse and a garden chalet. The house enjoys a delightful, leafy location and sits centrally on its plot having a lawn area to three sides with tree and mature shrub borders

This exceptional home enjoys an elevated position and is within two miles of the delightful market town of Wimborne. There is an excellent choice of schools both in the state and private sectors, the well reputed Castle Court & Dumpton private schools being close by as well as Canford and Bryanston Senior schools. The local schools include Allenborn Middle, St Michaels and QE Upper which are very well regarded.

COUNCIL TAX BAND: G EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.

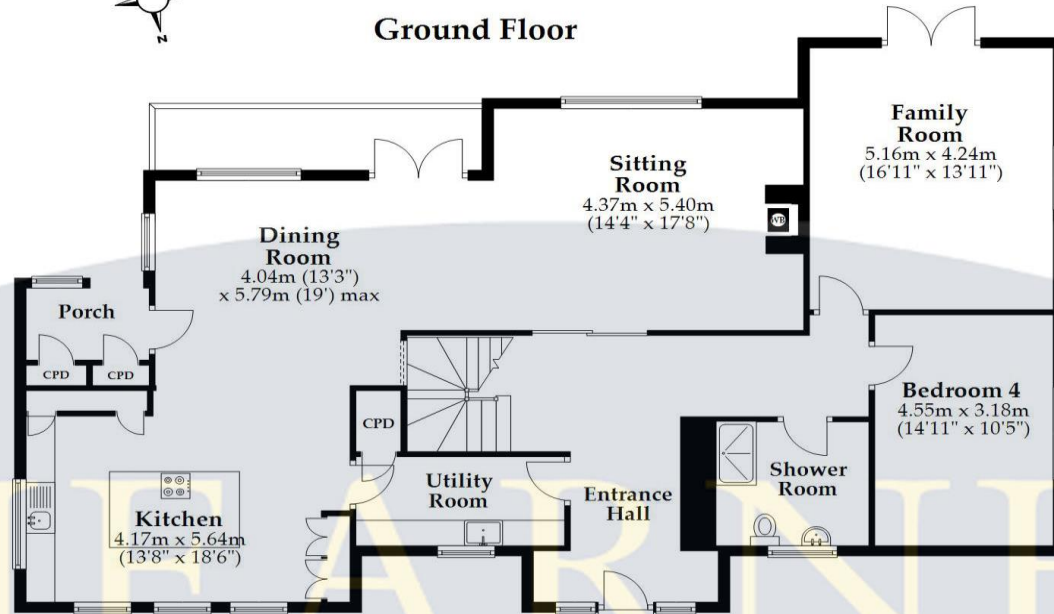




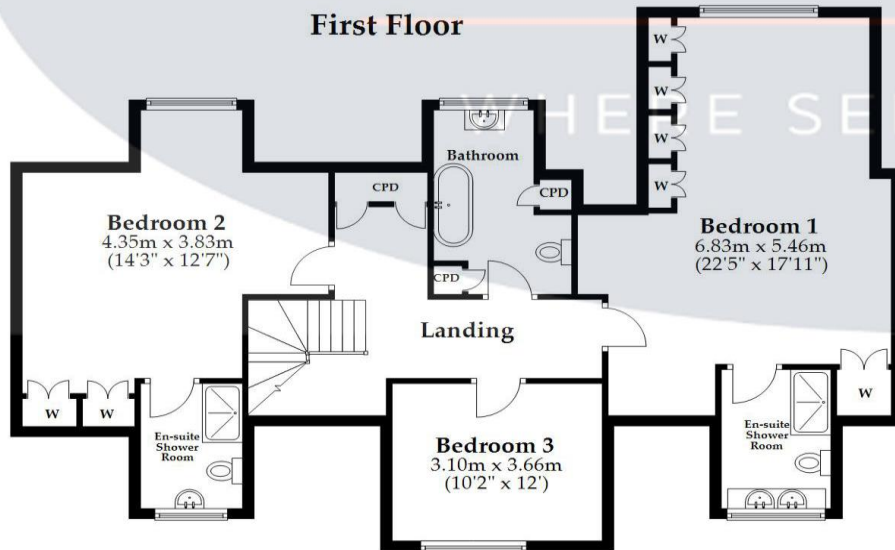
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



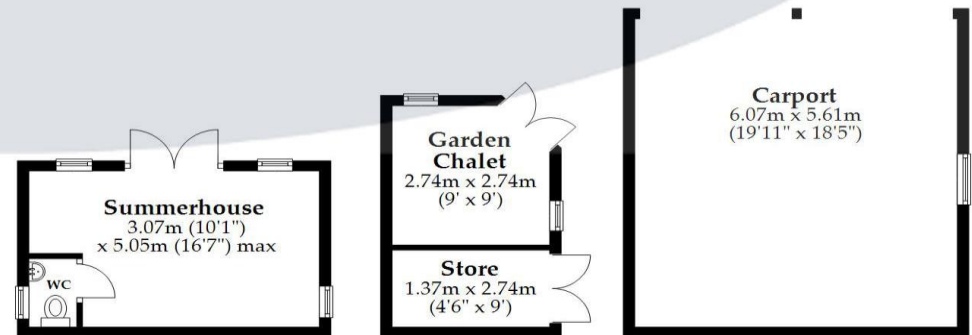
### Ground Floor



### First Floor



### Outbuildings



Total area: approx. 323.7 sq. metres (3484.4 sq. feet)  
This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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