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Broomhill
Wimborne, Dorset, BH21 7AR

Holly Tree House, Broomhill, Wimborne, BH21 7AR

FREEHOLD PRICE: Offers in excess of £800,000

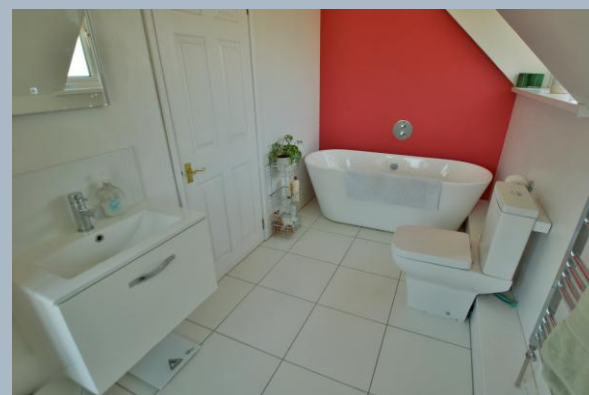
A deceptively spacious, well presented detached family home offering three/four double bedrooms, two/three reception rooms and three bathrooms as well as a stunning kitchen/lifestyle room, separate utility room and boot room. The property has been completely modernised by the current owners over the last nine years and is situated on a sizeable plot with ample off road parking and garage in a quiet back lane location..

- Main house is approximately 2,174 sq ft, plot size is 0.22 acres
- Spacious entrance hallway with cloaks cupboard and modern cloakroom
- Good size sitting room with fireplace and wood burner with double doors to family room and open plan lifestyle room/kitchen
- Stunning kitchen/lifestyle room with French doors to garden and roof skylights. The bespoke kitchen has a range of base and eye level units with quartz worktops, central island with wood block worktop and fitted quality appliances including Neff induction hob and extractor fan over, Bosch double oven and Smeg dishwasher with space for American style fridge freezer
- Separate utility room with worktop, sink and range of units. Space for washing machine, tumble dryer and additional freezer, useful pantry cupboard and back door to garden
- Boot room with useful storage area and boiler with door to front of property
- Generous size family room and study also on ground floor
- First floor landing with eaves storage
- Three double bedrooms. Main bedroom with superb en suite bathroom with under floor heating and free standing bath
- Guest bedroom with en suite shower room
- Modern family bathroom
- Double glazing and oil fired heating
- Outside: A five bar gates gives access to tarmac driveway providing ample off road parking leading to garage with workshop at the rear. The mature gardens have been attractively landscaped and are well stocked with a wide variety of tree, shrub and plants with large terrace patio and gazebo ideal for al fresco dining, enjoying a south westerly sunny aspect

Broomhill is just a short distance from Wimborne which has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

COUNCIL TAX BAND: G EPC RATING: D

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.

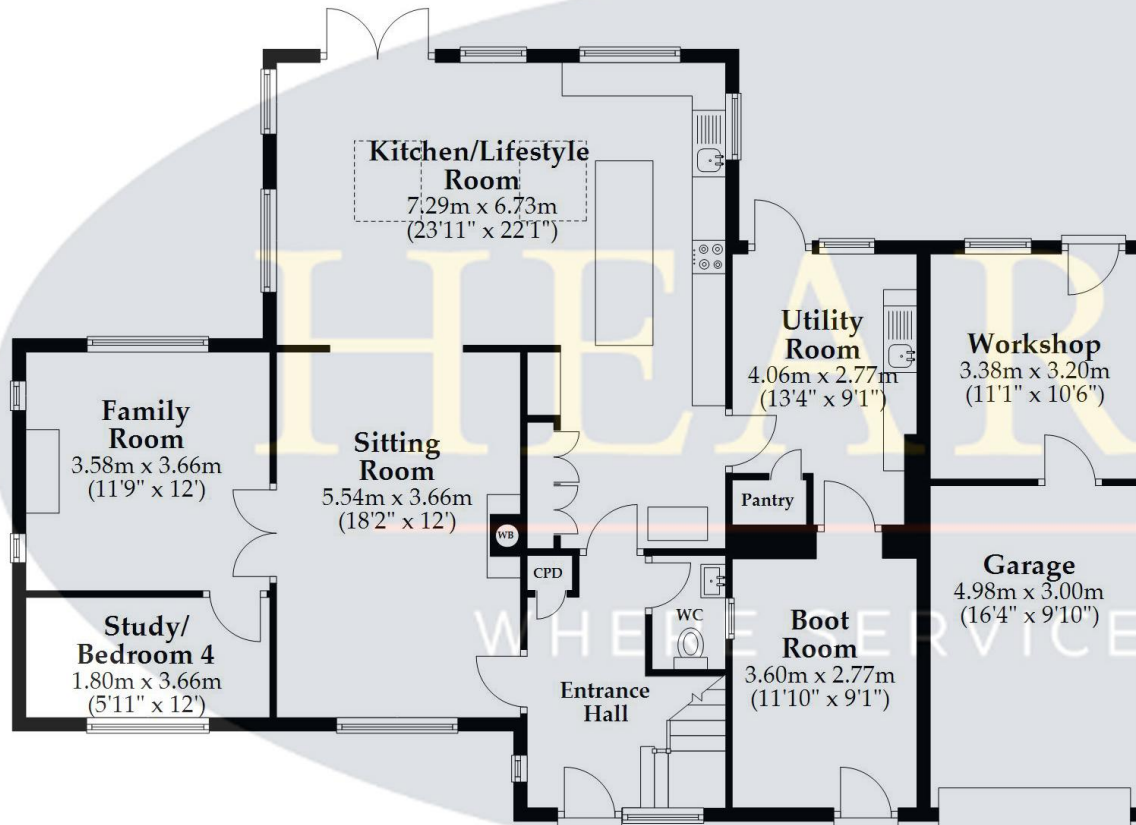




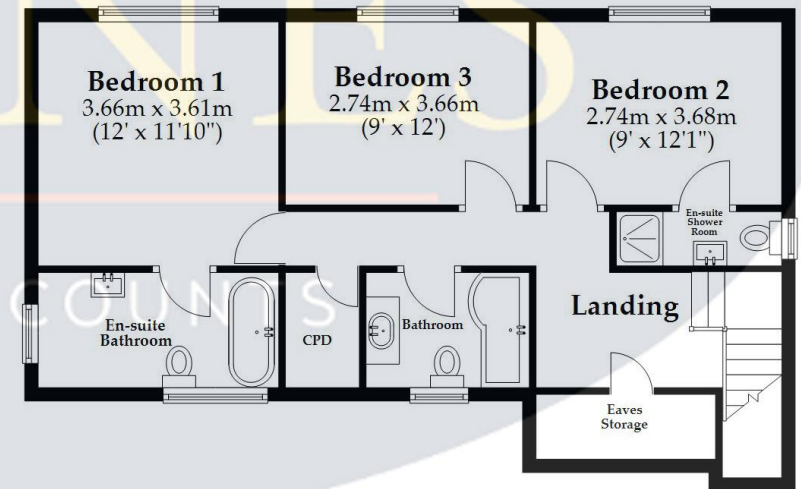
Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.



Ground Floor



First Floor



House Internal Floor Area: approx. 202 sq. metres (2174 sq. feet)

Garage Internal Floor Area: approx. 15 sq. metres (161 sq. feet)

Total Floor Area: approx. 217 metres (2335 sq. feet)

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







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