



HEARNES

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**Wimborne
Dorset, BH21 2AA**

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FREEHOLD PRICE: £750,000

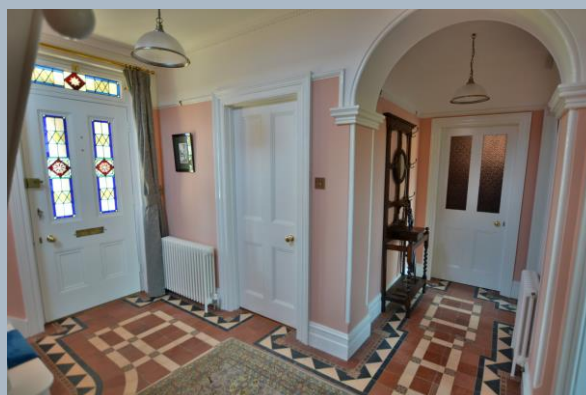
A beautifully presented, character detached family home offering three double bedrooms, three reception rooms as well as a superb kitchen/breakfast room and separate utility room with off road parking and large garage. The property boasts a wealth of period features and is situated within walking distance of the town centre.

- Built circa 1885 and completely restored by its current owner since 1998
- Attractive character features including period fireplaces, exposed pine floorboards, picture rails and ceiling cornices and roses
- Arched entrance porch with ornate tiled floor leads to spacious entrance hallway with tiled flooring, useful cupboards and cloaks cupboard
- Stunning sitting room with Victorian style tiled fireplace and front aspect bay window
- Charming dining room with fireplace and high mantel (housing a non-operational wood burner) and secondary staircase to first floor
- Attractive dual aspect study with Victorian style fireplace
- Superb kitchen/breakfast room with excellent range of units, quartz worktops, Butler sink, Rangemaster cooker (with five burner hob, hotplate, two ovens and grill), extractor fan over, integrated fridge, freezer and dishwasher, water softener, limestone tiled flooring with underfloor heating and door to conservatory leading to garden.
- Separate utility room with space for washing machine and fridge freezer, quarry tiled flooring and cloakroom with wash hand basin and WC
- First floor landing with beautiful arched window to the side elevation
- Three double bedrooms
- Family bathroom with bath, shower cubicle, vanity unit with wash hand basin and WC. Separate shower room
- Outside: The front garden has a privet hedge and shrubs with paved pathways. A block paved driveway continues through brick pillars and high security gates to further off road parking area, large garage with up and over door. Between the house and the garage is a useful storeroom and a double gate provides rear access to Welland Road

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

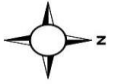
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



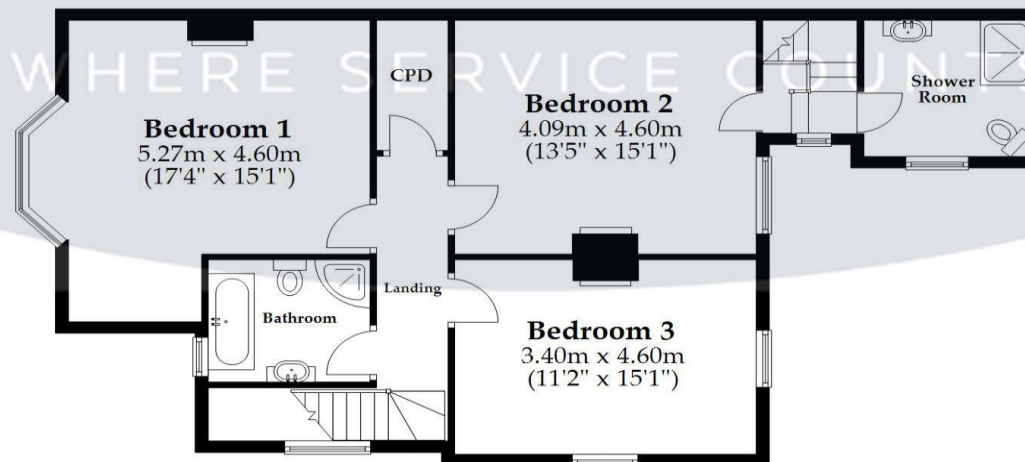


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



Main area: Approx. 206.1 sq. metres (2218.1 sq. feet)
Plus garages, approx. 26.1 sq. metres (281.1 sq. feet)

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







www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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