



HEARNES
WHERE SERVICE COUNTS

**Northleigh Lane
Wimborne, Dorset, BH21 2PN**

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FREEHOLD PRICE: £1,200,000

An imposing elevated and stunning detached family home offering four bedrooms, three bathrooms as well as a superb kitchen/lifestyle room. The property is situated in a secluded location within approximately a mile of Wimborne with a sweeping driveway leading to over size garage. NO FORWARD CHAIN.

- Approximately 2,487 sq ft of accommodation
- Grand entrance hallway with guest cloakroom and access to integral garage
- Large sitting room with patio doors to garden
- Superb kitchen/lifestyle room. Kitchen with integrated appliances with stone worktops, central Island with breakfast bar and space for table and chairs and sofas, dual aspect doors to front and rear gardens
- First floor gallery landing
- Four generous size bedrooms
- Main bedroom with dressing room and luxury en suite shower room
- Guest bedroom also with luxury en suite shower room with two additional double bedrooms
- Modern family bathroom
- Under floor heating with Air Source heat pump to both floors
- Intelligent lighting/builder's ICW warranty
- Outside: A shingle driveway gives ample off road parking leading to garage with electric door and utility area. The gardens are then laid to lawn with mature shrub and tree borders

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: G EPC RATING: B

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.





Please note, the furniture in this image has been virtually staged.

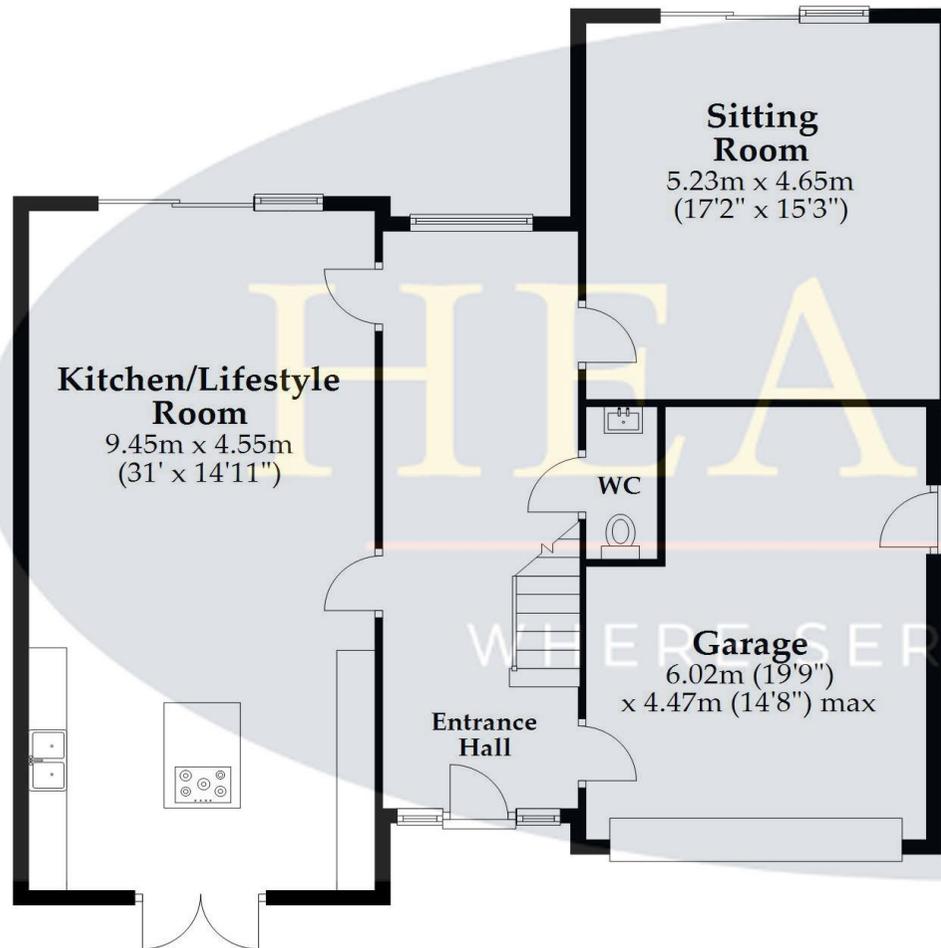


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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

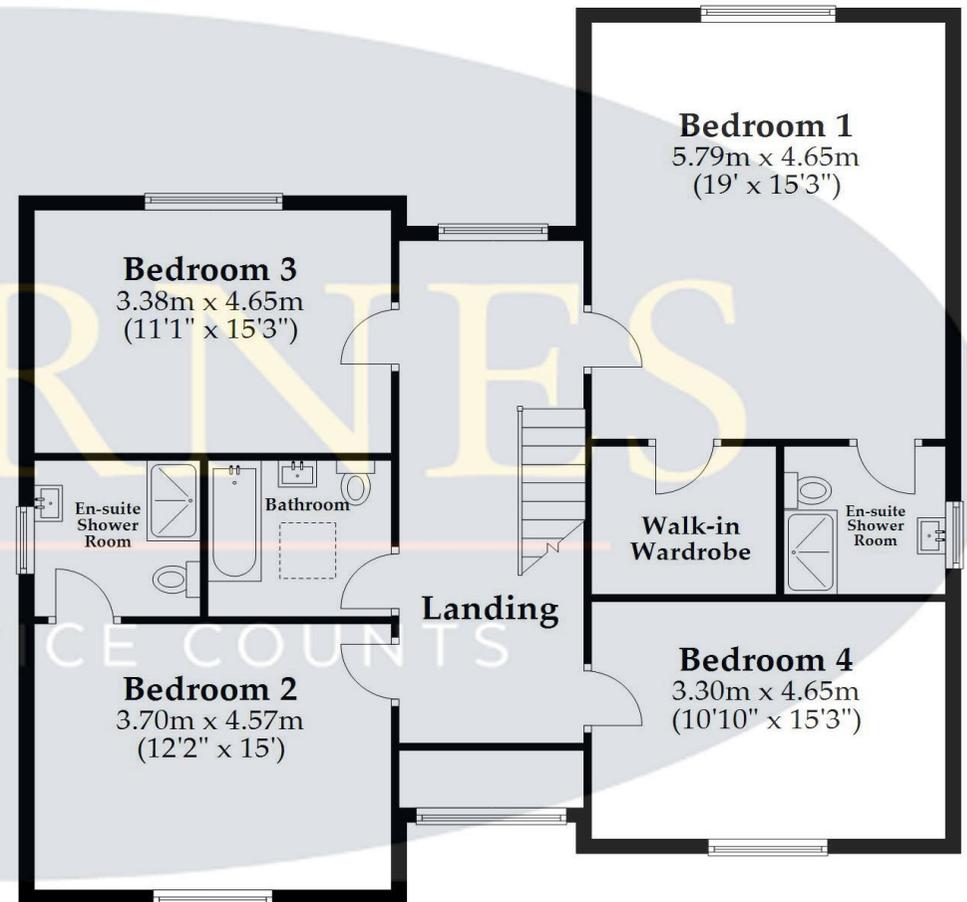
Ground Floor

Approx. 116.8 sq. metres (1257.7 sq. feet)



First Floor

Approx. 114.8 sq. metres (1236.2 sq. feet)



Total area: approx. 231.7 sq. metres (2493.8 sq. feet)

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







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