

An aerial photograph of a white semi-detached house with a grey tiled roof and a dormer window. The house has a large paved driveway where a silver Mini Cooper is parked. To the left of the driveway is a green lawn with several palm trees and a large bush. A wooden fence runs along the back and side of the property. In the background, other houses and trees are visible under a clear blue sky.

# HEARNES

WHERE SERVICE COUNTS

Wimborne  
Dorset, BH21 2PP



# Wimborne, BH21 2PP

## FREEHOLD PRICE: OFFERS IN EXCESS OF £600,000

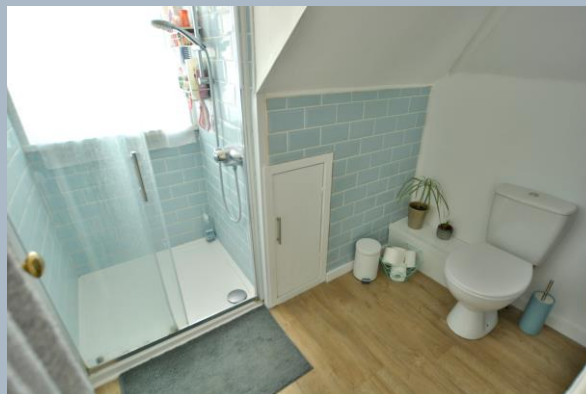
A well presented detached family home (currently adapted for a disabled person) offering three/four bedrooms as well as a stunning kitchen/lifestyle room, separate utility room and studio with ample off road parking situated in a sought after location.

- Large entrance hallway with storage cupboard and space for cloaks and shoes
- Stunning open plan kitchen/dining//lifestyle room. Kitchen with range of drawers and eye level cupboards with quartz worktops and breakfast bar, inset induction hob with adjacent oven and grill, integrated dishwasher and fridges, space for table and chairs and sofa with bifold doors leading to covered pergola and garden, pocket doors leading to snug
- Ground floor snug with stairs to mezzanine bedroom with Velux windows
- Separate utility room with units, sink and space for washing machine and freezer
- Study with fitted shutters and front aspect
- Bedroom 1 & 2 - 21'9" x 11'5" - easily converted back into two rooms with shutters and black out blinds enjoying a front aspect
- Bedroom 3/4 – bedroom three with first floor can be converted to provide two bedrooms
- Large shower room currently adapted for a disabled person, wash hand basin, WC, ladder style heated towel rail and wet room
- Double glazing, gas heating and Quick-Step wood effect flooring on most of the ground floor
- Outside: Ample off road parking for numerous vehicles. The rear garden has a storage garage. To the immediate rear there is a large decking area with covered pergola ideal for al fresco dining. The garden then has a brick paviour patio and small wildflower bed. To the rear a summer house and superb studio which did house a hydro pool currently covered and with shower, wash hand basin and WC

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 just over a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

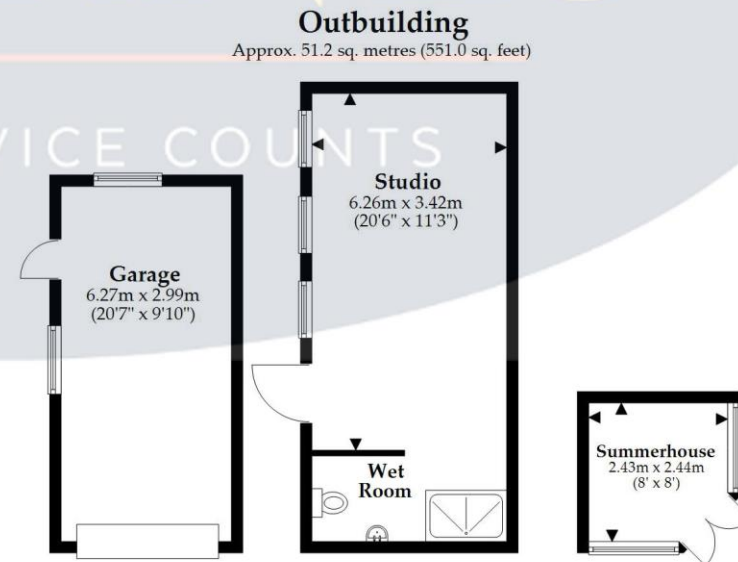
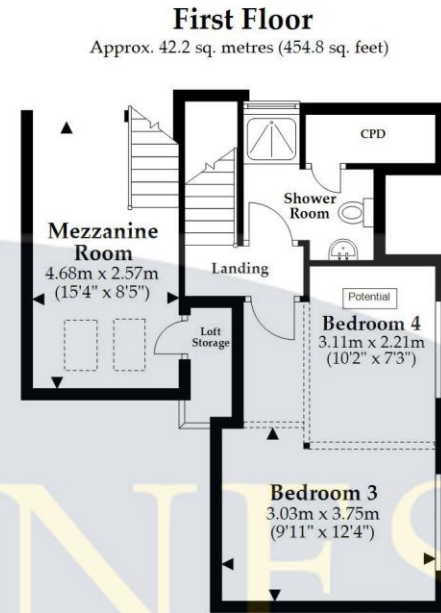
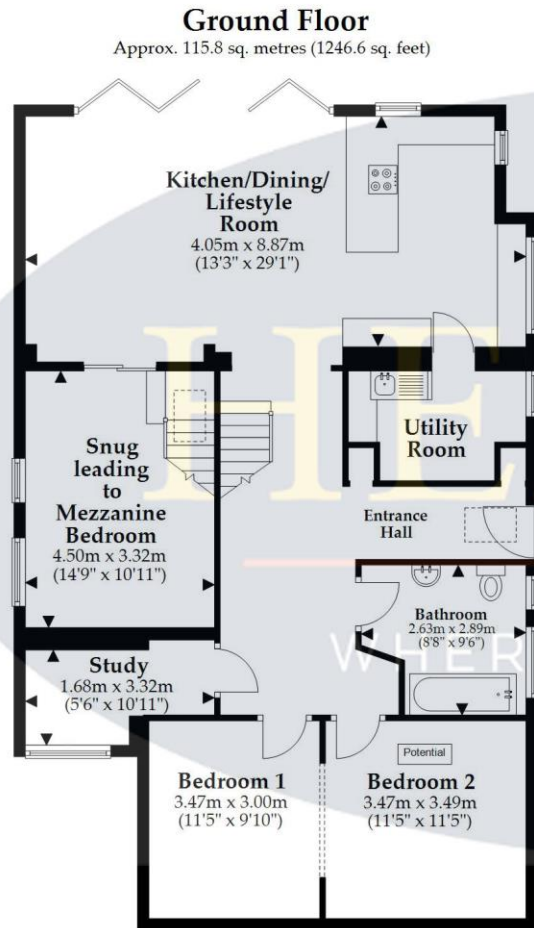
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Total area: approx. 209.3 sq. metres (2252.4 sq. feet)

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











[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

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