



HEARNES
WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1DY**

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FREEHOLD PRICE: OFFERS IN EXCESS OF £450,000

This beautifully presented Grade II Listed townhouse has been sympathetically modernised, blending modern comforts with the original character offering three bedrooms, a stunning sitting room, modern kitchen and separate utility room. Careful attention has been paid to retain period features while introducing high quality finishes.

- We believe this to be one of the oldest houses in Wimborne dating approximately from the late 16th century and situated in the heart of the town opposite the famous Minster church
- Approximately 1,537 sq ft of accommodation
- Stunning entrance hallway with stone flag flooring
- Spacious sitting room with superb fireplace with inset wood burner enjoying a front aspect overlooking the Minster
- Modern kitchen/breakfast room with base and eye level units and pan drawers, complementary solid wood worktops, freestanding Rangemaster electric cooker, integrated dishwasher and fridge, butler sink and breakfast bar
- Separate utility room with matching units and worktops with space for appliances
- Three good size bedrooms
- Main bedroom with built in wardrobe and en suite shower room
- Family bathroom with white three piece suite
- Outside: Patio area leading to good size lawn with tree and shrub borders enclosed by brick walling and fencing
- Residents parking permits are available from the town Council

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: E

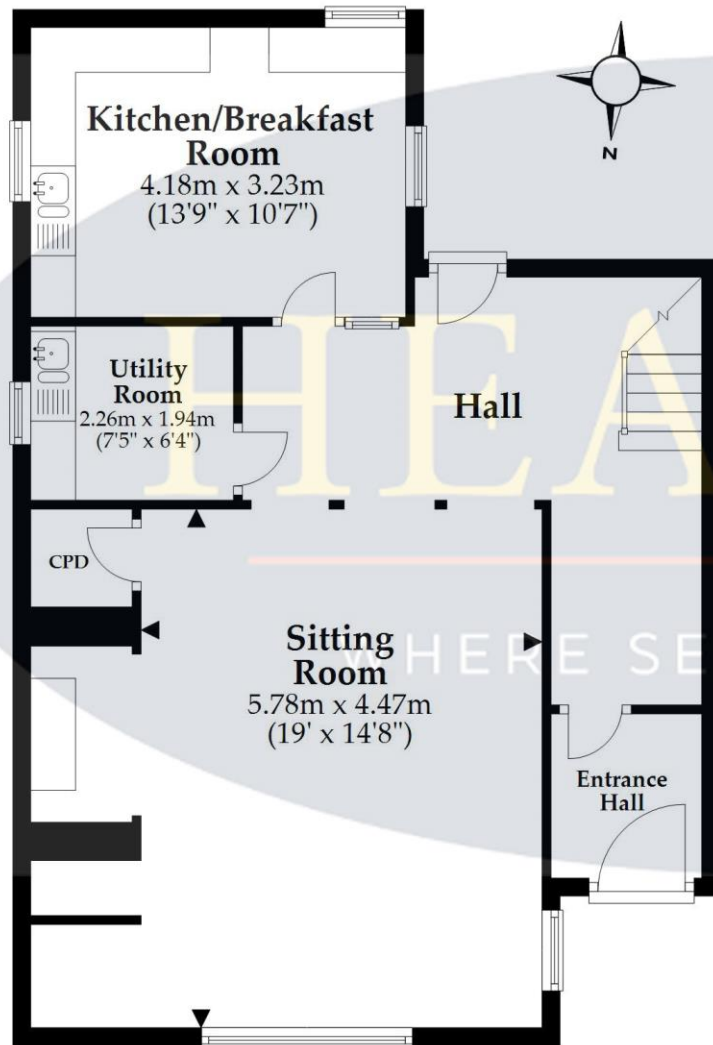
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





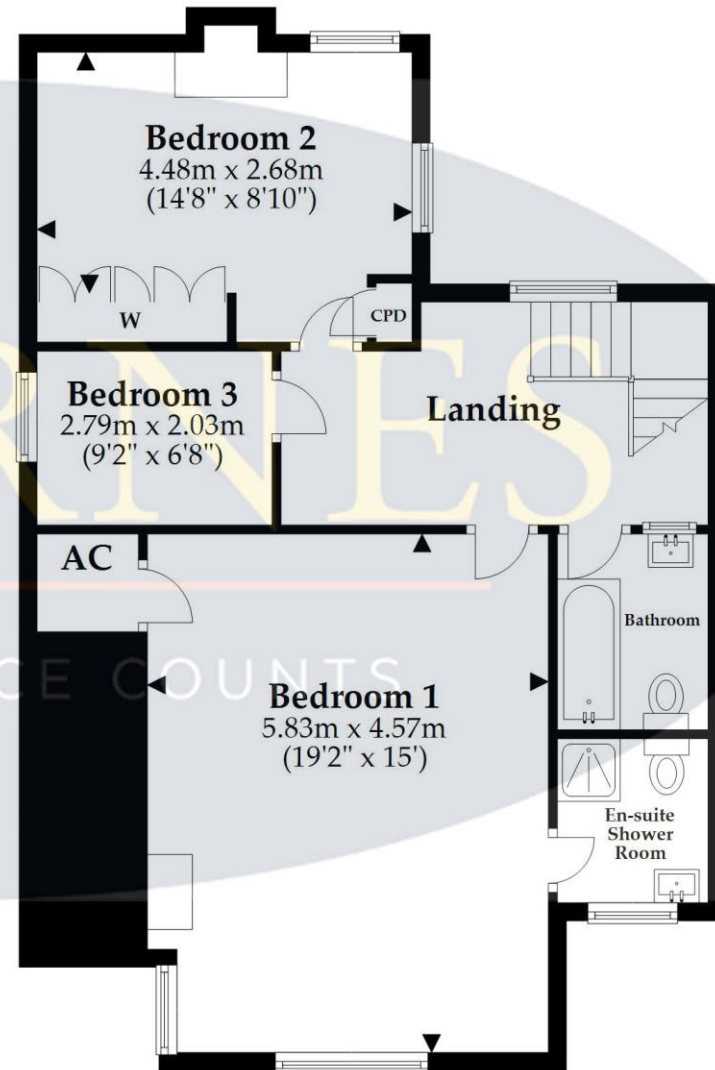
Ground Floor

Approx. 71.2 sq. metres (766.9 sq. feet)



First Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



Total area: approx. 142.8 sq. metres (1537.1 sq. feet)

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





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