

An aerial photograph of a large estate. In the foreground, a large, light-colored gravel driveway is flanked by two long, multi-story buildings with dark grey roofs and multiple dormer windows. Several cars are parked in the driveway. Behind the driveway, a red line outlines a rectangular plot of land, which appears to be a garden or a small field. A yellow speech bubble with the text "FOR SALE" is positioned over this red-outlined plot. The background consists of a large, open, light-brown field, possibly a golf course or a large field, with a line of trees and a white building visible in the distance.

HEARNES

WHERE SERVICE COUNTS

FOR SALE

Moortown Drive, Wimborne, BH21 3AR

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FREEHOLD PRICE: £795,000

A substantial family home with a unique style and lots of character. The property offers 2,316 sq ft of accommodation comprising four double bedrooms, two reception rooms and two bathrooms. Nestled in a quaint courtyard setting on a third of an acre private plot with parking for several cars. This interesting development was originally a set of farm buildings in the 1880's and in the 1990's developed into a unique area of luxury homes set at the end of a long private lane giving a rural feel.

- Large brick built storm porch with storage space for shoes and boots
- Reception hall with beamed ceiling, tiled floor, quarter turn staircase with gallery landing leading to first floor with storage cupboard
- Spacious family kitchen with central island ideal for socialising, a range of matt latte units and complementary worktops, Neff oven and combination microwave, hot tap, integrated freezer, two pull out fridge drawers, dishwasher and wine fridge
- Study/utility room with matt latte units, designer radiators, integrated fridge, laundry drawers and washer/dryer with desk area and draw space for working from home
- Cloakroom with contemporary wash hand basin, range of storage units, designer radiator and WC
- Dual aspect dining area opening onto side garden with garden views
- Twin aspect sitting room with feature fireplace, beamed ceiling and double glazed French doors opening onto the side garden
- Large gallery landing with sky light windows
- Four double bedrooms, one with fitted wardrobes and two with space for free standing. The main bedroom includes a walk in wardrobe and generous size en suite bathroom with double ended bath, walk in shower, wash hand basin set into fitted furniture and WC
- Outside: The rear garden offers approximately one third of an acre of private garden with an insulated summer house with electrics and internet connections to provide multiple use
- Off road parking for several cars
- Maintenance: Approximately £250 - £400 per annum for driveway upkeep and septic tank

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: F EPC RATING: C

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.

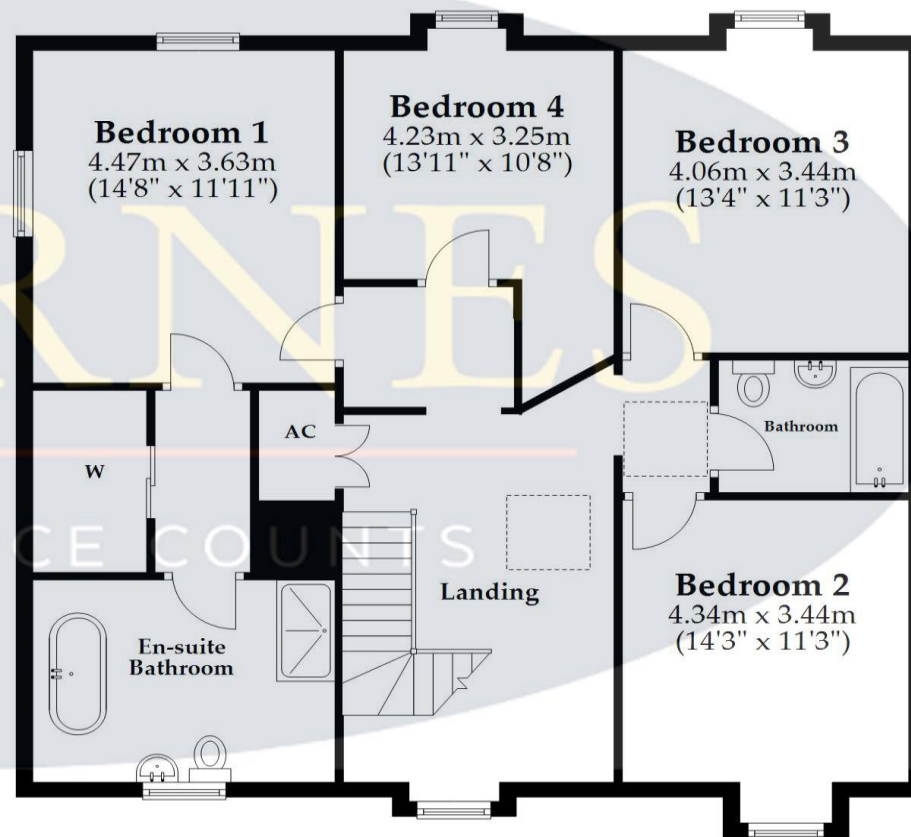
Ground Floor

Approx. 109.9 sq. metres (1183.3 sq. feet)



First Floor

Approx. 104.9 sq. metres (1129.3 sq. feet)



Total area: approx. 214.9 sq. metres (2312.6 sq. feet)

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







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