



**HEARNES**

WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 2PX**



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## FREEHOLD GUIDE PRICE: £450,000

A deceptively spacious three bedroom, two bathroom detached chalet style house with garage and workshop set on an elevated position on a generous size plot with far reaching views.

- Spacious entrance hall with storage cupboard and large frosted double-glazed windows
- Dining room/bedroom three with large picture window overlooking front garden
- Ground floor bathroom with shower over the bath, pedestal wash hand basin, WC and heated towel rail
- Generous lounge room with feature fireplace and large picture window overlooking garden
- Kitchen finished in a range of cream units with complementary worktops, double oven, space for fridge, freezer and washing machine and double-glazed door opening onto the patio
- Two double bedrooms both with fitted wardrobes and far reaching views
- First floor shower room with corner shower cubicle, wash hand basin set in a vanity unit and WC
- Beautifully cared for gardens front and rear with mature shrubs and trees, greenhouse
- Garage and workshop with power and light, door to garden

The Vineries is a quiet development of similar homes and has walks from the doorstep over a large parkland called 'By The way Field'. It is approximately two miles from the town centre where you will find an abundance of shops, public houses, coffee shops 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.



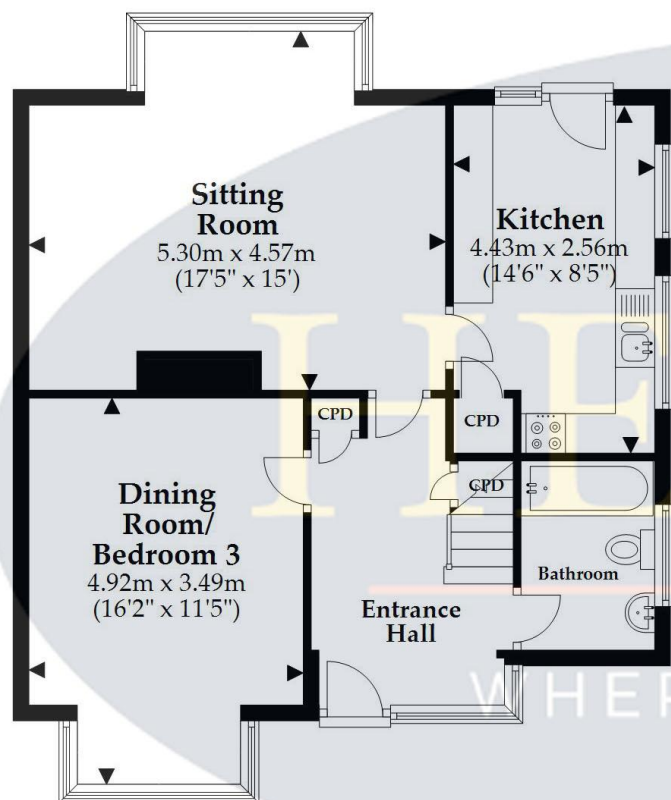






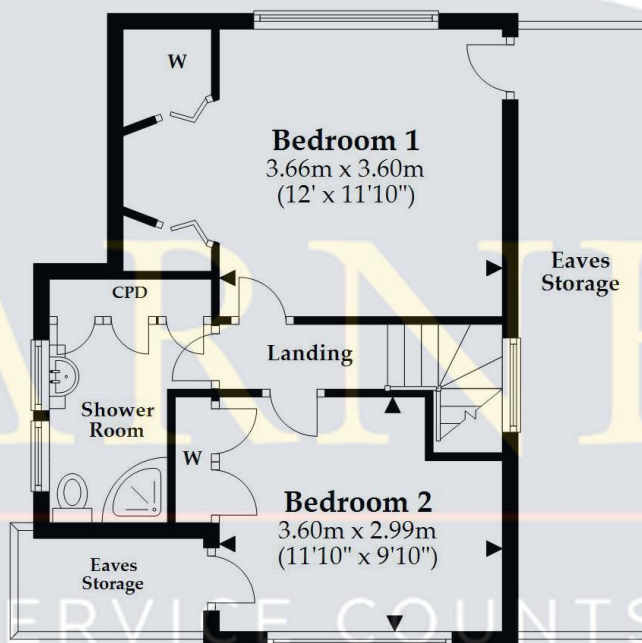
## Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



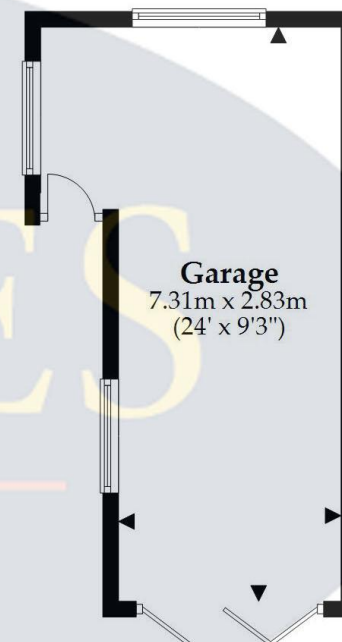
## First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



## Garage

Approx. 23.0 sq. metres (247.4 sq. feet)



Total area: approx. 125.4 sq. metres (1350.0 sq. feet)

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











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

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