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Wimborne, Dorset, BH21 2AL

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FREEHOLD PRICE GUIDE £720,000

A superb and unique four bedroom detached family home in immaculate order throughout with modern kitchen and bathrooms and separate one bed annex situated in a quiet unadopted lane within walking distance of Wimborne town centre and on local bus routes.

- Spacious entrance hallway with Karndean flooring continuing into the kitchen/breakfast room
- Sitting room with KARHS wood flooring and inset wood burner enjoying a dual aspect with bi fold door into conservatory
- Stunning kitchen/breakfast room with built in Bosch & Neff appliances, base & eye level units and pan drawer with soft closure, door to conservatory and annex
- Generous size Conservatory with tiled flooring and under floor electric heating with French doors leading on to patio and garden
- Utility room with space for appliances and wall mounted Valiant boiler
- Split staircase leading to four double bedrooms
- Master bedroom with large dressing room with fitted wardrobes having a dual aspect and luxury fitted en suite shower room
- Bedroom 2 & Bedroom 4 with fitted wardrobes
- Bedroom 3 enjoying a dual aspect
- Luxury family bathroom with modern white suite with separate shower cubicle
- Inner hallway from kitchen leading to cloakroom with modern white suite and door to annex
- Annex comprising of a good size sitting room with sun lounge, kitchen, separate large bedroom with en suite modern bathroom
- Shingle driveway giving off road parking for a number of cars with small lawn area and raised flower, tree and shrub borders and access down both sides with secure gates to rear garden
- Rear garden has patio area leading to lawn with abundance of flower/plant and tree borders with greenhouse, log store, compost heap and brick built barbecue
- Feature log cabin outbuilding to the rear of the property ideal for home/office/gym storage

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within easy walking distance where there are a number of shops including Waitrose, restaurants, public houses and the popular Tivoli theatre. The property is within catchment of reputable schools in both the state and private sectors.

EPC RATING: C

AGENTS NOTE: 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.





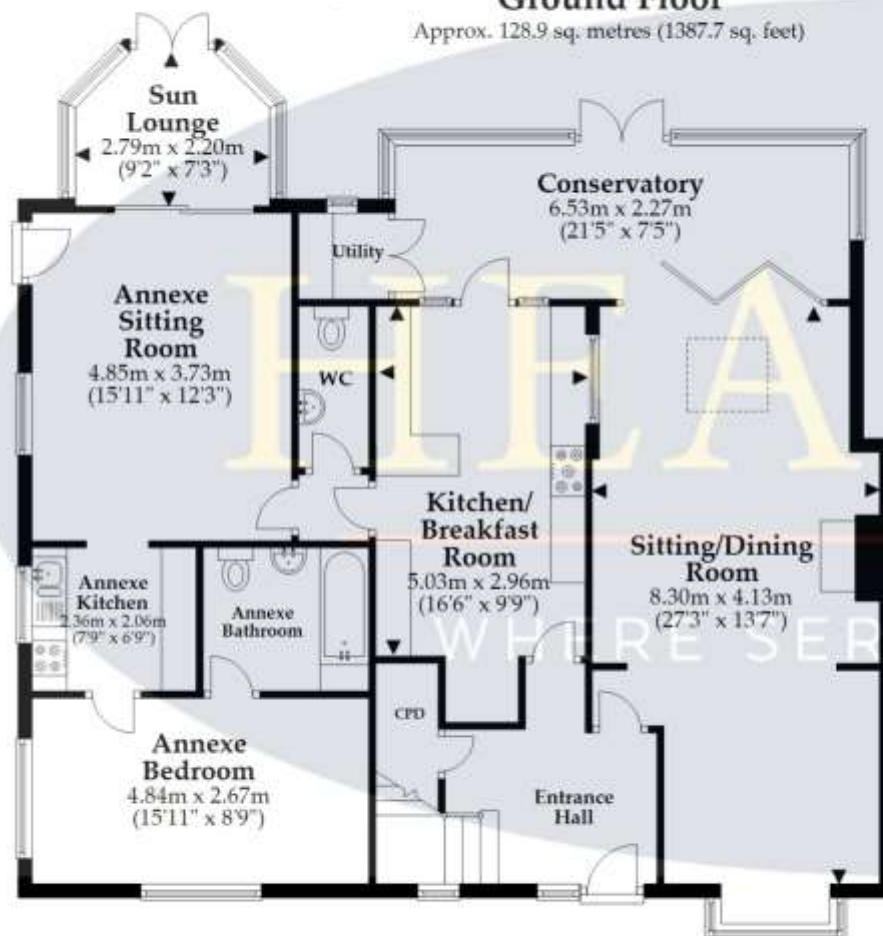
First Floor

Approx. 91.2 sq. metres (981.6 sq. feet)



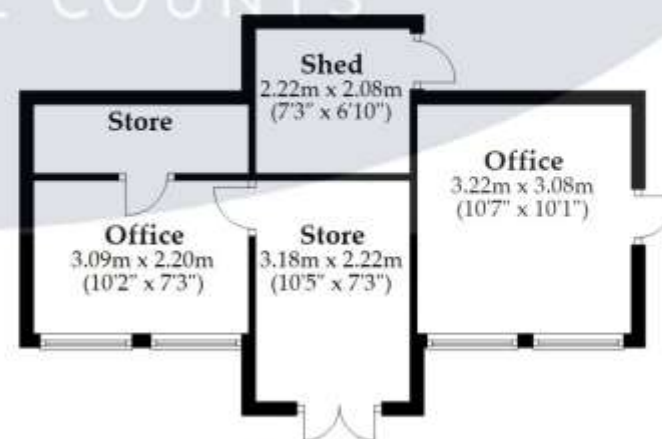
Ground Floor

Approx. 128.9 sq. metres (1387.7 sq. feet)



Outbuilding

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 252.7 sq. metres (2720.3 sq. feet)

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





Annex





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www.hearnes.com

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