



**Wimborne, Dorset, BH21 7AG**



# Wimborne, Dorset, BH21 7AG

## FREEHOLD PRICE £795,000

Chapel Cottage is an attractive four bedroom detached family home which has been extended with a stunning kitchen/lifestyle room and double open fronted garage. This superb property is situated on a good size plot of approximately ½ an acre in a private location yet within 1 mile of Wimborne.

- Well planned and spacious accommodation approaching 2347 sq ft
- Good size entrance hallway with tiled flooring and built in cupboard
- Large downstairs cloakroom with two built in storage cupboards
- Sitting room with feature brick inglenook fireplace and wood burner enjoying a dual aspect
- Separate dining room/bedroom four enjoying a dual aspect with large tiled flooring
- Stunning kitchen/lifestyle room with bespoke duck egg coloured base and eye level units, electric Aga with separate electric oven, built in fridge, space for table and chairs and sofa with triple aspect and French doors leading to patio and garden
- Utility room with butler sink, space for washing machine and tumble dryer, stable door to garden
- Oil fired under floor heating and feature oak ceiling timbers
- Galleried landing with space for study area
- Three good size bedrooms
- Master bedroom with built in wardrobes and luxury en suite shower room
- Superb large family bathroom with roll edge bath and separate shower cubicle
- Solid oak flooring throughout the first floor
- Externally the gardens are beautifully laid with expansive flat lawn and sun terrace, an abundance of attractive flowers and shrubs with paths and hidden areas of natural garden and generous parking area, two sheds, summerhouse and greenhouse
- Open fronted detached double garage with power, lighting and water tap
- Private driveway leading from the road with established hedging and mature trees

Agents notes: There is an established public footpath over the driveway which leads up to Colehill.

This superb home is very accessible to nearby towns of Wimborne Minster, Ringwood and Poole. Access to London by car is via the M27 and M3 and there is a regular mainline railway service from Poole and Salisbury to London Waterloo. There are several excellent independent schools in the area including Bryanston, Canford, Claysmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

AGENTS NOTE: 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.



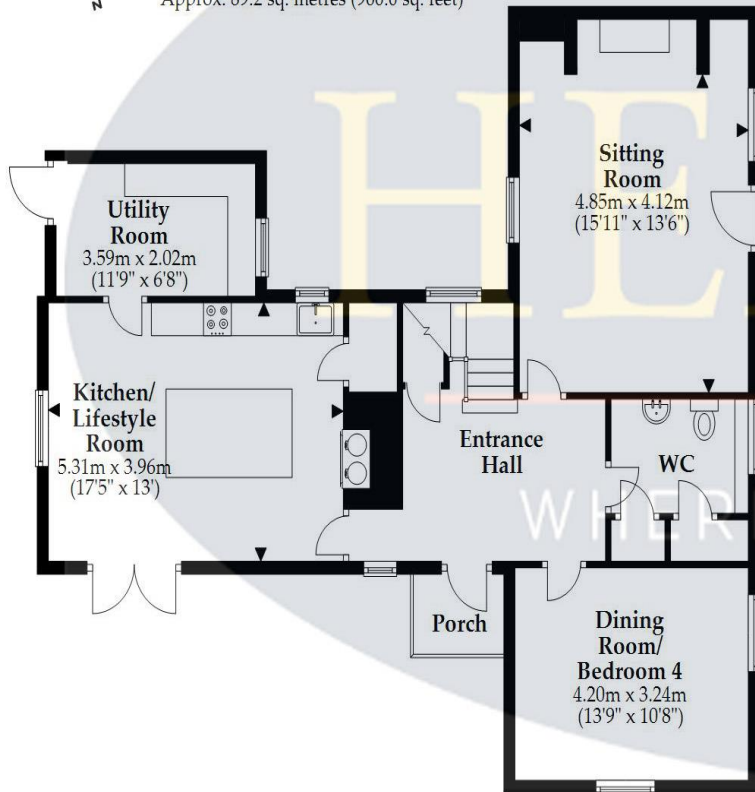
## Outbuilding

Approx. 46.4 sq. metres (498.9 sq. feet)



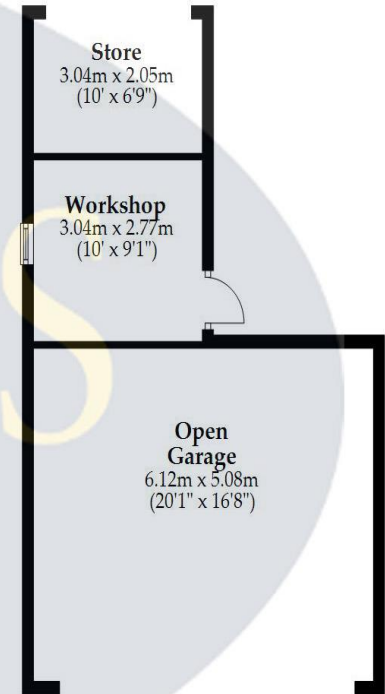
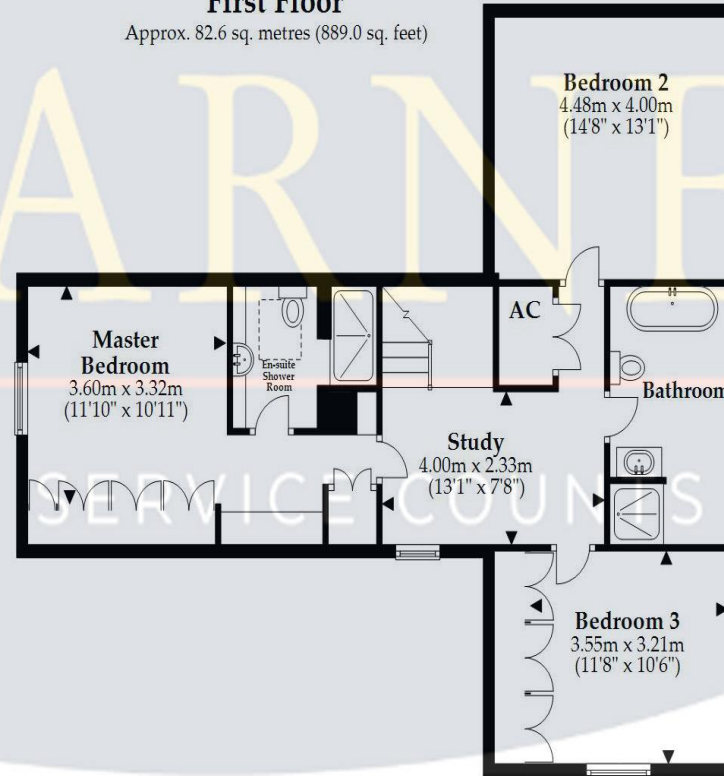
## Ground Floor

Approx. 89.2 sq. metres (960.0 sq. feet)



## First Floor

Approx. 82.6 sq. metres (889.0 sq. feet)



Total area: approx. 218.1 sq. metres (2347.9 sq. feet)

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





