



Symonds  
& Sampson

# Orchard House

4 Rowlands Hill, Wimborne,



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4 Rowlands Hill

Wimborne

BH21 1AN



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- A stunning executive home in the heart of Wimborne Town Centre
- Offered with no forward chain and vacant possession
- Large level gardens with a garden chalet ideal for guests
- An integral attached double garage and ample off road parking
- Only a short stroll to Waitrose, Wimborne square and many amenities
- Four double bedrooms, three bath/shower rooms, underfloor heating
- Private and secure with a elegant and contemporary feel

Guide Price £1,000,000

Freehold

Wimborne Sales  
01202 843190

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## THE PROPERTY

A delightful, and modern detached family home situated in the heart of Wimborne's Historic Market Town and within a short stroll of Waitrose. The property has a stunning garden, four bedrooms, four bath/shower rooms and a garden chalet plus a double garage all set behind wrought iron security gates. Underfloor heating and offered with no chain.

## ACCOMMODATION

Entrance hall, central staircase, drawing room, kitchen family room with integral appliances and a separate utility room. A ground floor shower room and bedroom four or dining room, three first floor double bedrooms, two en suites and a family bathroom. Integral double garage with access into the house via a pedestrian door.

## OUTSIDE

Set behind wrought iron security gates, a large driveway and double garage with a wrap around garden offering seclusion and privacy with a lovely terrace. The garden has a chalet with its own facilities, ideal for guests.

## SITUATION

Located in the heart of Wimborne Town Centre. Within walking distance of the historic market town, with Waitrose across the road and ample bus routes close by. The property is ideally sited for purchasers not looking to use their car.

## DIRECTIONS

What three words /// crystals.protrude.brittle

## SERVICES

All mains services.  
Mobile and internet reception available (superfast internet) and full mobile signal.

## MATERIAL INFORMATION

EPC rating - B  
Council Tax band - G







# Orchard House, 4 Rowlands Hill, Wimborne

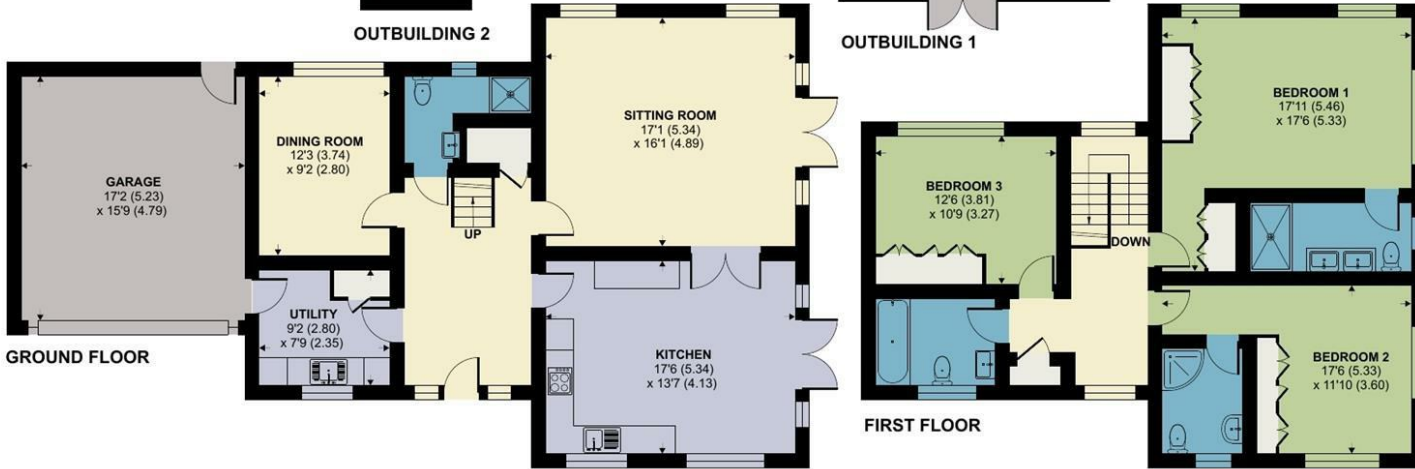
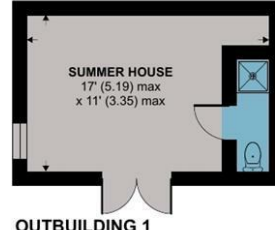
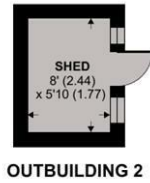
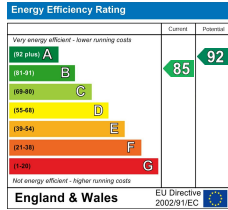
Approximate Area = 1861 sq ft / 172.8 sq m

Garage = 270 sq ft / 25 sq m

Outbuildings = 233 sq ft / 21.6 sq m

Total = 2364 sq ft / 219.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1189546



WIMB/NW/SEP24



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