

Wimborne, Dorset, BH21 1DD



HEARNES

WHERE SERVICE COUNTS



FREEHOLD PRICE: £950,000

A four double bedroom, three reception room Victorian family home, set on a quarter of an acre plot including two double bedroom annexes (one with garden access) offering over 3,000 sq ft of accommodation, located half a mile from the town centre with ample off-road parking and a garage.

COUNCIL TAX BAND: E

EPC RATING: C

- Entrance porch with original tiled flooring
- Reception room with under stairs storage and cloakroom
- Cloakroom with wall mounted wash hand basin and WC
- Spacious open plan kitchen/dining/living room with a wood burner and studio with stairs to the front garden. The kitchen is finished in a range of matt cream units with complementary worktops including space for a range cooker. Additionally, an integrated dishwasher, larger fridge, two freezers and a breakfast bar.
- Separate sitting room with feature fireplace and coal effect gas fire, large bay window and high ceilings
- Separate utility room/airing cupboard with wash hand basin
- Spacious study with twin windows
- A quarter turn staircase providing access to the landing
- Four double bedrooms: three bedrooms with garden views and all with ample space for wardrobes and one bedroom with a balcony
- Family bathroom including a bath and separate shower cubicle, pedestal wash hand basin, heated towel rail and WC
- At the rear of the reception hall are two half staircases providing access to both self-contained annexes
- Cellar with slight restricted head room, offering plentiful storage space

Lower annexe

- Spacious entrance hall with two storage cupboards and door to garden
- Kitchen finished in a range of white units with complementary worktops, cooker with ceramic hob and integrated fridge freezer
- Spacious double bedroom with twin windows and space for wardrobes
- Dual aspect sitting room with feature fireplace and coal effect gas fire and garden views
- Family bathroom including bath with shower over, pedestal wash hand basin and WC

Upper annexe

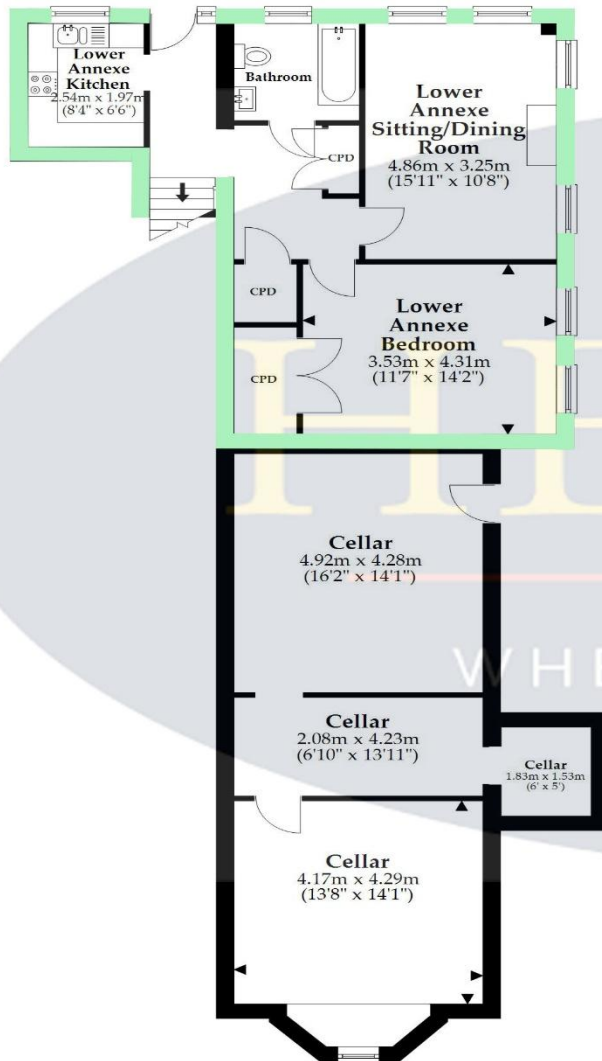
- Entrance hall with loft access
- Kitchen finished in a range of high gloss white units with complementary worktops, cooker with ceramic hob and space for fridge
- Large double bedroom with twin windows overlooking the garden
- En suite bathroom: bath with shower over, pedestal wash hand basin and WC





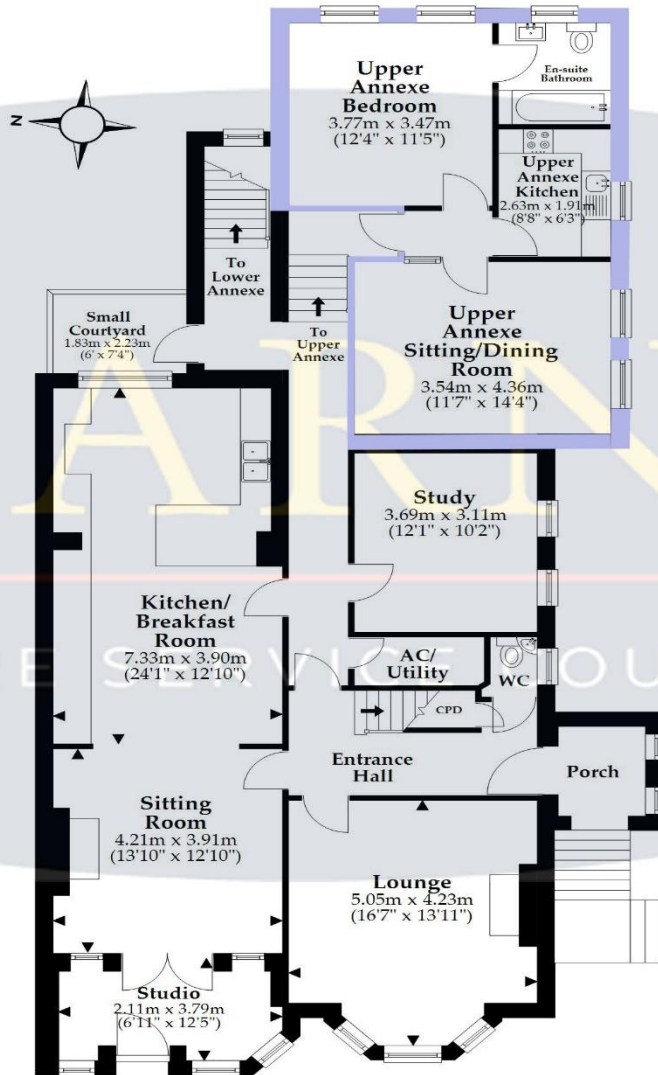
Lower Ground Floor and Cellars

Approx. 111.7 sq. metres (1202.8 sq. feet)



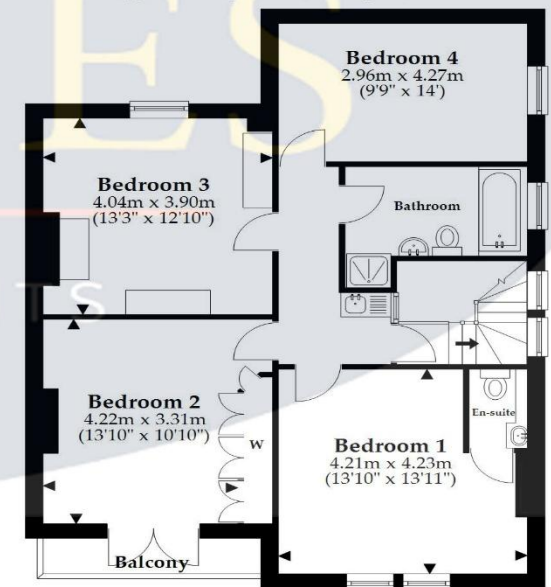
Upper Ground Floor

Approx. 162.0 sq. metres (1743.6 sq. feet)



First Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



Total area: approx. 355.6 sq. metres (3827.5 sq. feet)

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



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.





Outside

The front and rear gardens have been landscaped with a large range of mature shrubs and trees and the 130ft rear garden has lawn area and vegetable plots. The property is located half a mile from the town centre with ample off-road parking and a garage.



6 Cook Row, Wimborne, Dorset, BH21 1LB
Tel: 01202 842922 Email: wimborne@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Ferndown