



4 Thornton Close, Wimborne BH21 3TU

An immaculately presented five bedroom family home situated in a quiet close alongside just five other properties and enjoying a plot of approximately a third of an acre.

EPC: TBC **Council Tax Band:** G

Price Guide £850,000

 **5**  **2**  **3**





Key Features

- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- SUPERB KITCHEN/FAMILY ROOM
- UTILITY ROOM
- THREE RECEPTION ROOMS
- EXCELLENTLY PRESENTED THROUGHOUT
- INTEGRAL DOUBLE GARAGE
- APPROX 1/3 ACRE PLOT
- IMPRESSIVE OUTSIDE ENTERTAINING AREA
- PEACEFUL LOCATION

The Property

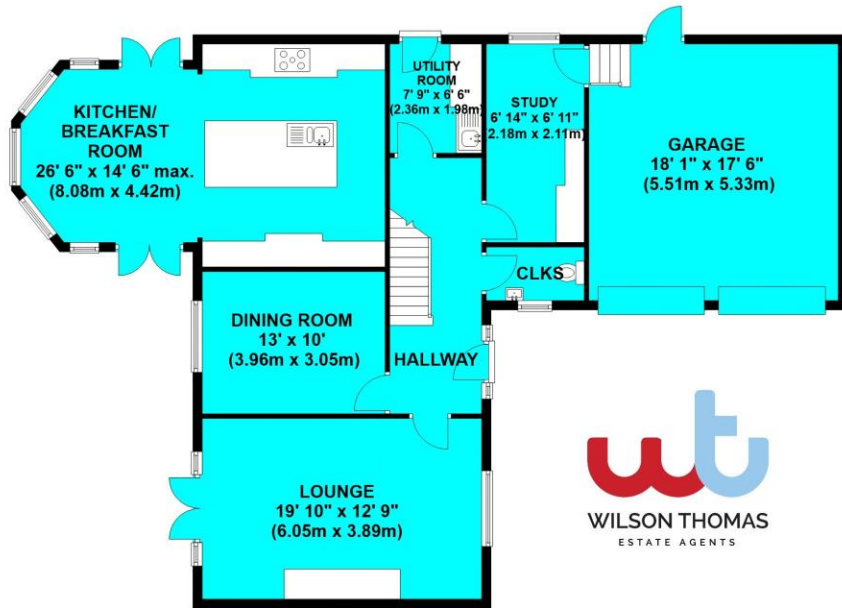
Situated in a select close on the edge of the village of Corfe Mullen, yet within close proximity of amenities, is this superbly presented family home. Within the village there is popular schooling for all age groups, a private health club and the larger centres of Broadstone and Wimborne are just a short drive away.

The accommodation comprises of a covered entrance porch leading to the reception hall, a lounge with media wall, separate dining room and study with personal door to the large double garage. A particular feature of the property is the impressive kitchen/family room, the kitchen area having a range of integrated appliances including three ovens and a coffee maker, and a double cupboard that opens into a drinks cabinet. Also to the ground floor

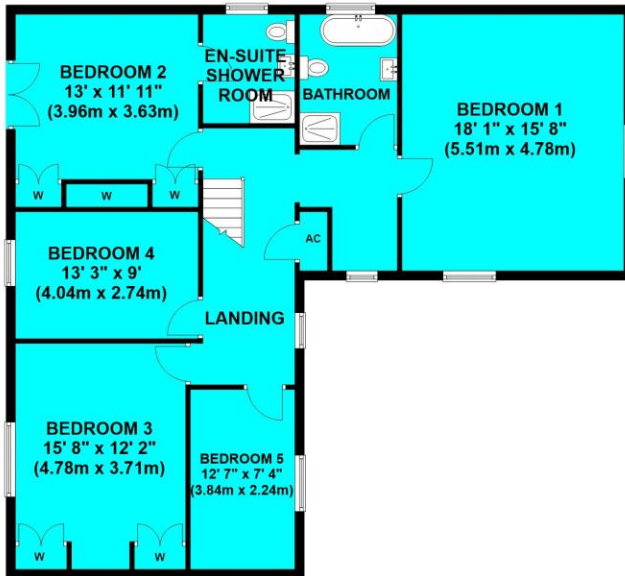
there is a utility room and WC. The galleried first floor landing opens to a large master bedroom with views towards Badbury Rings a guest bedroom with attractive en-suite and then three further bedrooms and a family bathroom.

To the front of the property a block paved driveway provides off road parking leading to the integral garage. The rear garden has been attractively landscaped with an area of patio directly to the back of the house leading up to a large expanse of lawn and an extensive decking area with a covered entertaining space with a dining area, bar and hot tub. Also located in the garden is a substantial store.

Ground Floor
Approx. 127.7 sq. metres (1374.2 sq. feet)



First Floor
Approx. 111.0 sq. metres (1194.3 sq. feet)



Total area: approx. 238.6 sq. metres (2568.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

WILSON THOMAS
ESTATE AGENTS