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Wimborne
Dorset, BH21 2QP

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FREEHOLD PRICE: £845,000

Occupying an enviable position on one of Wimborne's most prestigious and sought after roads, this exceptional detached family residence offers an impressive combination of space, versatility and privacy. The generously proportioned accommodation extends to five bedrooms and four reception rooms, providing an abundance of flexibility for modern family living and entertaining. Set within a secluded plot, the property is approached via ample off-road parking and benefits from a double garage, making this a rare opportunity to acquire a truly impressive family home in one of the area's most desirable locations.

- Entrance storm porch with tiled flooring
- Large entrance hallway with coats cupboard
- Cloakroom with WC, wash hand basin and fully tiled
- Spacious sitting room with fireplace with inset gas fire, patio doors to garden and double doors to dining room
- Separate dining room enjoying a rear aspect
- Good size kitchen/breakfast room with range of base and eye level units, complementary worktops, inset gas hob with extractor fan, electric oven and grill with warming drawer, integrated dishwasher, space for table and chairs and dual aspect window
- Generous size utility room with sink, worktop and units, space for washing machine, tumble dryer and fridge freezer, wall mounted boiler with side door to garden and door into garage
- Two good-sized bedrooms and shower room on ground floor which could be used as a separate annex
- Study/home office enjoying a front aspect
- Split level staircase leads to one side to a hobbies/games room with eaves storage and Velux window
- Stairs to other side leads to a galleried landing area, ideal for a TV/reading area
- Three spacious first floor bedrooms, all with eaves storage area accessed via doors in the walls
- Family bathroom with separate shower cubicle. Attic loft storage is accessed via hatch (no ladder)
- Outside: a large shingle driveway giving ample off-road parking leading to double garage with electric door. The rear garden has a good size patio leading onto a large, expansive lawn area with an abundance of mature flower shrubs and tree borders. The garden includes two sheds and a greenhouse and enjoys a secluded and private outlook

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 approximately a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: G EPC RATING: C

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.



















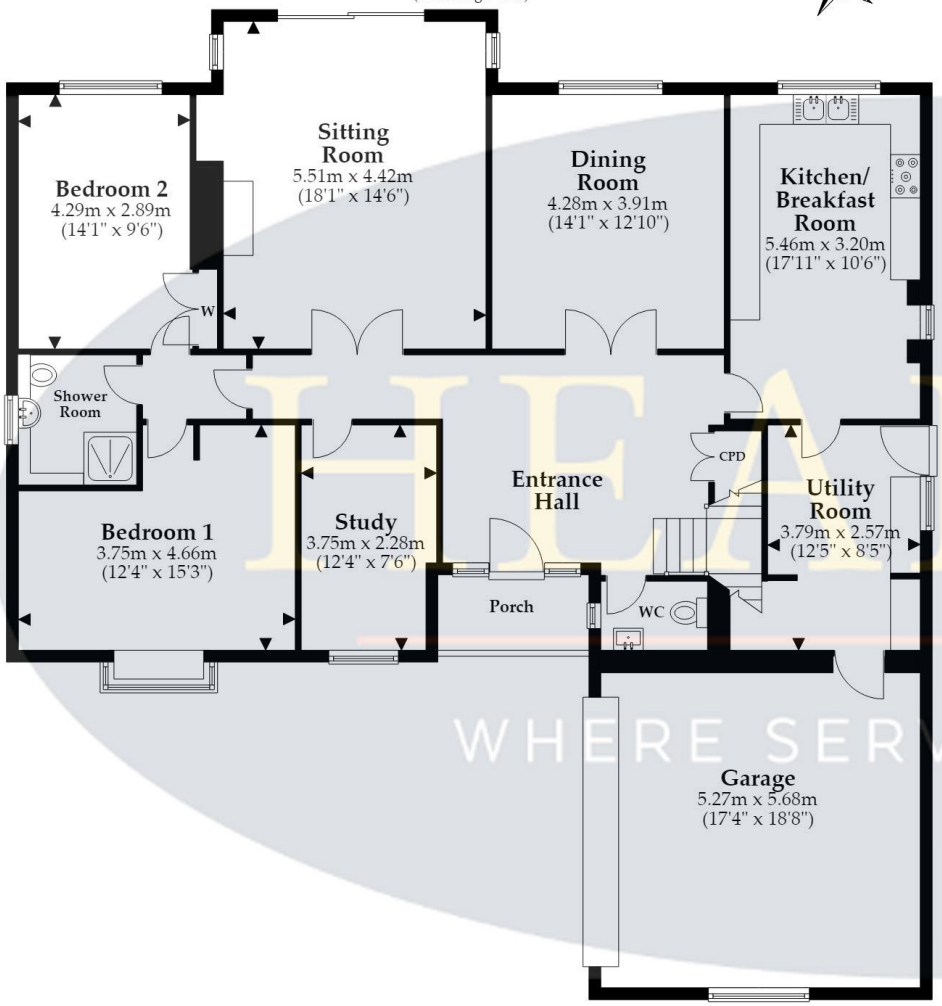


Ground Floor

Main area: approx. 143.3 sq. metres (1542.0 sq. feet)

Plus garage, approx. 31.7 sq. metres (341.2 sq. feet)

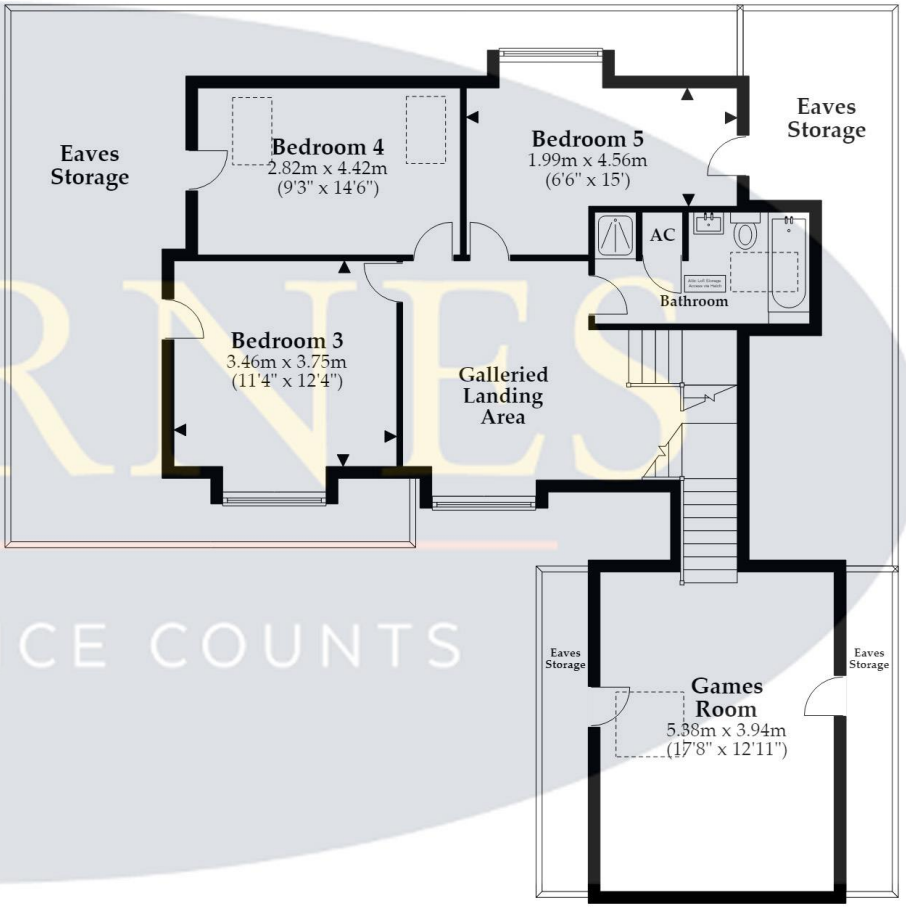
(excluding Porch)



First Floor

Approx. 87.3 sq. metres (940.0 sq. feet)

(excluding Eaves Storage, Eaves Storage, Eaves Storage, Eaves Storage)



Main area: Approx. 230.6 sq. metres (2482.1 sq. feet)

Plus garage, approx. 31.7 sq. metres (341.2 sq. feet)

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

LJT SURVEYING

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