



HEARNES

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Wimborne  
Dorset, BH21 1QH

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## FREEHOLD PRICE: Offers over £600,000

A superb, extended and elevated three double bedroom and two reception room detached 1930's family home with an open plan kitchen/living/dining room, separate sitting room, garage, private landscaped garden and ample off-road parking and approximately 15 minutes' walk from Wimborne town centre.

- Spacious porch with plenty of space for shoes and coats
- Generous size reception hall with Amtico flooring, understairs storage and 1/4 turn staircase with original leaded window
- The open plan kitchen/living/dining room offers a range of matt grey units with a complementary quartz worktop including induction hob, Neff hide and slide oven, combination microwave-oven, integrated dishwasher, washing machine and tumble dryer. The island includes more fitted units and a wine fridge, wine rack and breakfast bar. This superb room has a study area with further storage cupboards, underfloor heating, an open fire, skylight windows and double glazed bi-folding doors opening onto the garden
- Separate sitting room with high ceilings, feature open fireplace and large bay window overlooking the front garden
- Cloakroom with Amtico flooring, double glazed window, WC and wall mounted wash hand basin
- Light and airy landing with original glazed feature window
- Three double bedrooms: one with fitted wardrobes and garden views and two with room for fitted wardrobes
- Separate WC with double glazed window
- Family bathroom including bath with shower over, wash hand basin set in a vanity unit and an airing cupboard
- Outside: the east facing garden offers a patio, ideal for alfresco dining and a fully insulated summer house with french doors and power, fitted in 2025 costing approximately £11,000

This delightful 1930's home is set back from the road on a generous sized, elevated plot located within easy reach of Wimborne town centre with ample off-road parking, insulated garage with power and light.

EPC RATING: C

COUNCIL TAX BAND: E

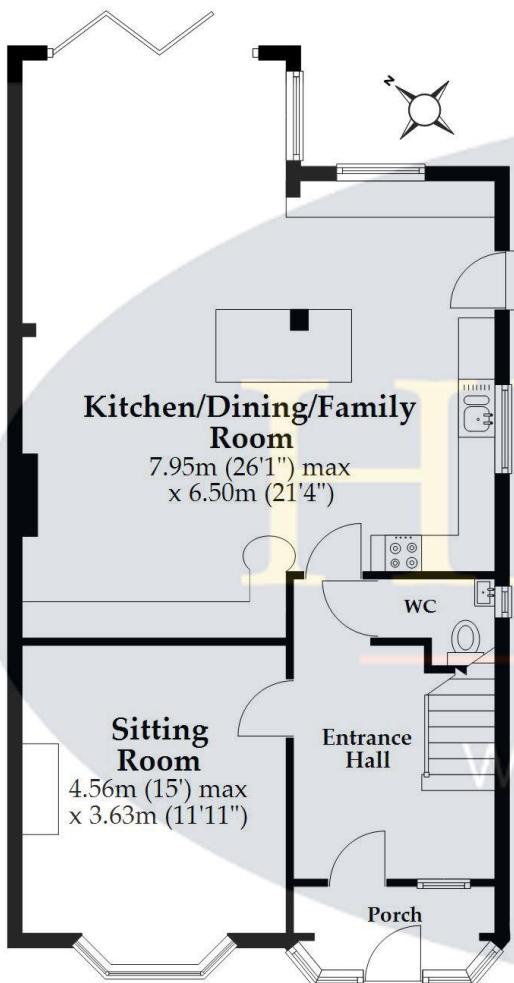
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





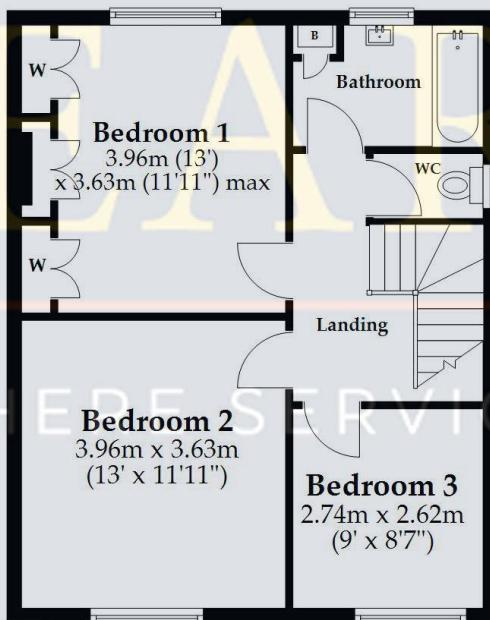
## Ground Floor

Approx. 74.8 sq. metres (805.2 sq. feet)



## First Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



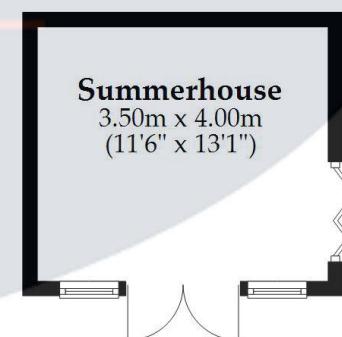
## Garage

Approx. 22.9 sq. metres (246.5 sq. feet)



## Outbuilding

Approx. 14.0 sq. metres (150.7 sq. feet)



Total area: approx. 162.6 sq. metres (1750.6 sq. feet)

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



Town Centre



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