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**Wimborne  
Dorset, BH21 1RW**

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## FREEHOLD PRICE: £650,000

A well presented detached chalet style home offering four bedrooms situated within a small, gated development. This property features a spacious sitting room opening into an impressive Orangery, a modern fitted kitchen and an en suite shower room to the main bedroom. Further benefits include an integral garage, generous block paved driveway, ample parking, private rear garden and within easy reach of the town and local amenities.

- Covered entrance and welcoming lobby with walk in coat/boot cupboard
- Large reception hall with under stairs storage and cloakroom/WC
- Spacious sitting room with fireplace suitable for a wood burner
- Open plan Orangery with French doors opening onto the rear garden
- Modern shaker style kitchen with range of base and eye level units and pan drawers, quartz worktops with inset gas hob and extractor fan over, adjacent electric oven and grill, integrated dishwasher and space for fridge freezer
- Spacious first floor landing with two skylights and airing cupboard
- Main bedroom with dressing area and fitted wardrobes and en suite shower room
- Bedroom two with fitted wardrobes and Juliet balcony
- Double bedroom three and bedroom four featuring a vaulted turret style ceiling and skylight with fitted wardrobe
- Contemporary family bathroom with bath and separate shower cubicle
- Double glazing and gas /electric heating, underfloor mostly to the ground floor
- Five solar panels generating free electricity
- Outside: Integral garage with electric roller door and electric charging point. Utility area with worktop and sink, space for washing machine and tumble dryer, gas boiler and pressurised hot water cylinder. Electric gates lead to block paved driveway giving ample off road parking with flower and shrub borders. A side gate gives access to a private rear garden enclosed by walling and fencing with patio and lawn and timber garden shed. The communal areas are managed by a Resident's Management Company known as Stirling Place. (Merley Management Ltd for the electric gates, communal lighting and accounts)

The property is within 1.5 miles of Wimborne town centre where you can find coffee shops, shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools.

COUNCIL TAX BAND: E (Poole Borough Council) EPC RATING: B

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.

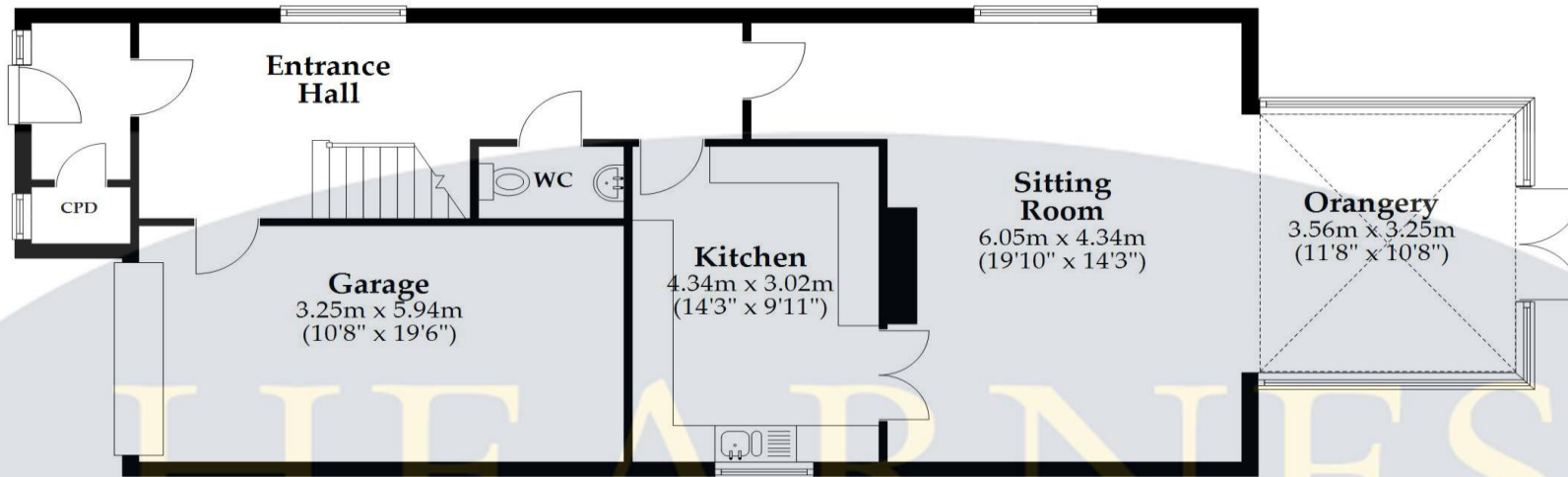
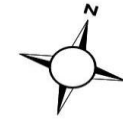




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

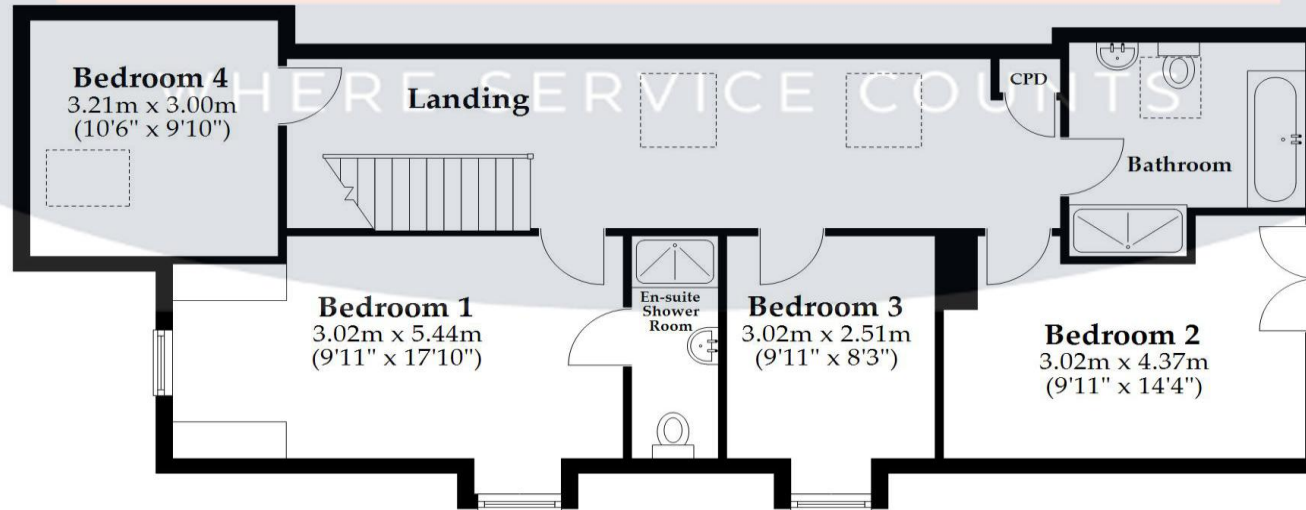
## Ground Floor

Approx. 97.6 sq. metres (1050.3 sq. feet)



## First Floor

Approx. 82.5 sq. metres (888.5 sq. feet)



Total area: approx. 180.1 sq. metres (1938.8 sq. feet)

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





[www.hearnes.com](http://www.hearnes.com)

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