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**Wimborne
Dorset, BH21 1NU**

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FREEHOLD PRICE £1,095,000

A superbly positioned and highly versatile Victorian residence set on the outskirts of Wimborne and backing directly onto the River Allen. This elegant and characterful home offers generous and flexible accommodation with four spacious bedrooms, four reception rooms and an impressive kitchen/lifestyle room together with easy potential to create a self-contained annexe, set within a generous size plot with ample off-road parking, double garage and carport.

- Approximately 2,311.3 sq ft of flexible accommodation
- Substantial Victorian residence with character features throughout
- Wonderful evening sunsets providing a stunning backdrop throughout the year
- Cozy snug with fireplace and open fire facility with bay window looking onto the garden
- Superb kitchen/lifestyle room creating a wonderfully bright and sociable space
- Separate utility/boot room/cloakroom
- Four reception rooms offering scope for home/office, playroom, family room or potentially a separate annexe
- Four spacious bedrooms with luxury en suite bathroom to the main bedroom
- Modern family bathroom with white three-piece suite
- Outside: the gardens are a particular feature of the property. A raised terrace provides the perfect setting for al fresco dining and entertaining, opening onto two extensive lawned areas arranged over different levels. Mature flower, tree and shrub borders create a secluded and established setting while a brick-built summer house occupies the rear of the garden. To the front, there is ample off-road parking leading to a double garage and carport. To the rear, the property enjoys a wonderful outlook backing onto the River Allen, a rare and appealing feature for a home of that scale and character.

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F

EPC RATING: TBC

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

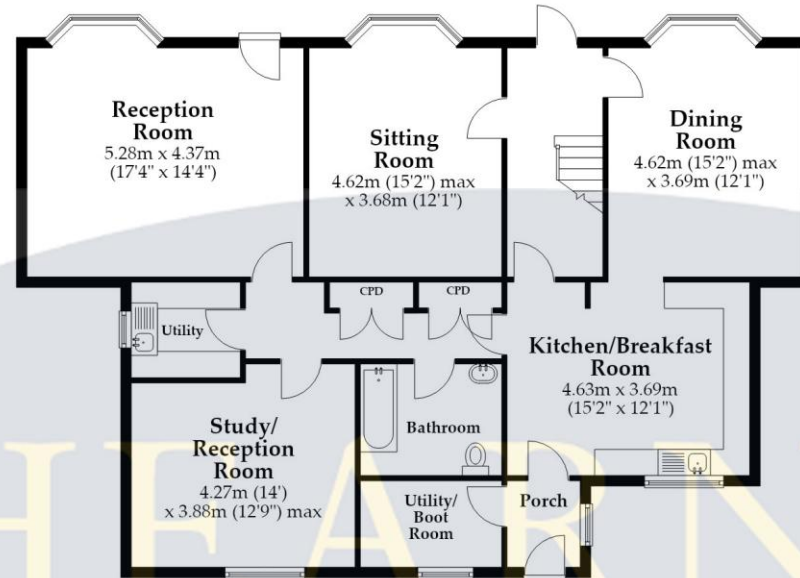




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

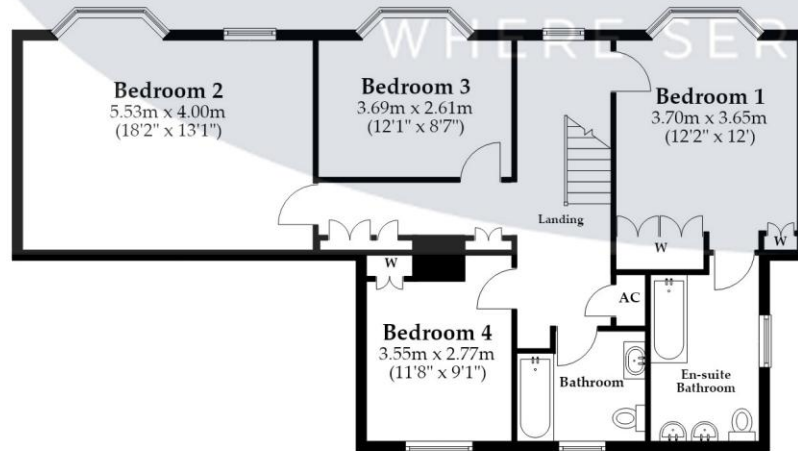
Ground Floor

Approx. 125.9 sq. metres (1354.9 sq. feet)



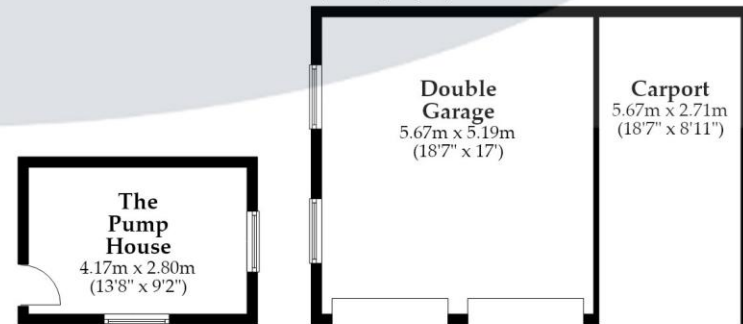
First Floor

Approx. 88.9 sq. metres (956.5 sq. feet)



Outbuildings

Approx. 41.1 sq. metres (442.4 sq. feet)
(excluding Carport)



Main area: Approx. 214.7 sq. metres (2311.3 sq. feet)

Plus outbuildings, approx. 41.1 sq. metres (442.4 sq. feet)

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







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