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**Wimborne
Dorset, BH21 2HF**

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FREEHOLD PRICE £650,000

An extended, detached family home offering five bedrooms, three reception rooms as well as a large driveway and double garage, outside heated swimming pool situated on a good size plot in a popular location.

- Large welcoming entrance hallway with solid oak flooring and cloakroom
- Spacious sitting room with inglenook open fireplace
- Separate snug with brick fireplace and exposed timbers
- Good size dining room with French doors leading to rear and conservatory with door to rear garden
- 'L' shaped kitchen/breakfast room with range of base and eye level units with complementary worktops, inset range cooker with extractor fan over, space for appliances, breakfast bar and French doors to garden terrace and pool area
- Separate utility room with sink and space for washing machine, additional freezer and boiler and workroom with range of fitted cupboards
- Split level landing with access to roof space
- Five generous size bedrooms: main bedroom with range of built in wardrobes and en suite shower room
- Family bathroom with white three-piece suite
- The property benefits from being in walking distance of two local shops, a pub, bus stops to Wimborne and Bournemouth and also easy access to the A31
- Outside: the shared Porters Lane leads to a large private driveway providing ample off-road parking leading to double garage/workshop with electric up and over door. This has the potential for conversion to a self-contained annexe (subject to the necessary planning consents). The garden extends all around the property. There is then a paved terrace with inset lily pond and well stocked rockery and lower lawn area with flower and shrub borders. To the other side, a heated swimming pool with paved area and timber chalet which houses the pump and filtration plant servicing the pool and air source heat pump. There is a further patio area immediately adjacent to the cottage with electrically operated awning and outside shower.

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2.5 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

EPC RATING: D COUNCIL TAX BAND: G

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 cannot guarantee their accuracy.

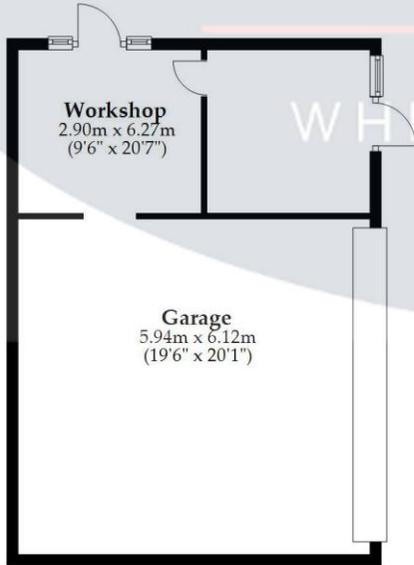
Ground Floor

Approx. 98.6 sq. metres (1060.8 sq. feet)



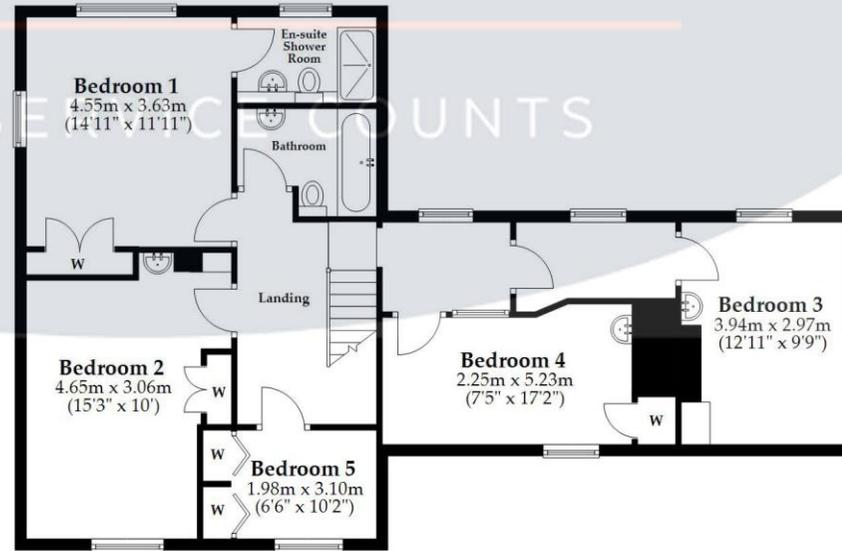
Outbuilding

Approx. 55.2 sq. metres (593.8 sq. feet)



First Floor

Approx. 90.7 sq. metres (975.9 sq. feet)



Total area: approx. 244.4 sq. metres (2630.5 sq. feet)

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







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www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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