



HEARNES

WHERE SERVICE COUNTS

Woodlands, Wimborne, BH21 8LS

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FREEHOLD PRICE: £750,000

A well proportioned rural family home with three double bedrooms, two reception rooms and two bathrooms set in a third of an acre with a private drive, double garage parking for several cars plus a motor home/caravan within easy reach of Crane Valley and Remedy Oak Golf Club and approximately 2.6 miles from local amenities in Verwood.

- Entrance hall with three quarter turn staircase, under stairs storage and cloakroom
- Generous size kitchen/diner with a range of wood effect units, complementary granite worktops, Bosch double oven, microwave, induction hob and chimney style extractor hood, integrated dishwasher, washing machine and wine cooler and full height freezer and fridge, views over the garden
- Spacious dual aspect sitting room with engineered oak flooring, inglenook style fireplace with wood burning stove and double doors opening onto the garden
- Dining room/ fourth bedroom with garden views
- Three double bedrooms one on the ground floor, two on the first floor, all with garden views. Main bedroom with fitted wardrobes and en suite shower room with shower corner cubicle, separate bath tub, wash hand basin and WC set in a range of fitted furniture
- Family bathroom with shower over the bath, wash hand basin set in a vanity unit and WC
- Oil fired central heating
- Private drainage on a Klargester system costing approximately £350 per year including emptying and servicing
- Outside: Double garage with electric roller door, power and light. Large south facing front garden. The rear garden offers a private feel surrounded by mature trees and shrubs plus a well stocked, furnished vegetable garden with raised beds and a greenhouse. The garden also has a summerhouse with lighting and power
- Maintenance: All neighbours contribute to upkeep of the driveway which is currently approximately £60 per annum

The property is set in a quiet semi rural gravel lane surrounded by countryside and is shared by similar size properties with large plots. The property is within easy reach of Verwood.

COUNCIL TAX BAND: F EPC RATING: E

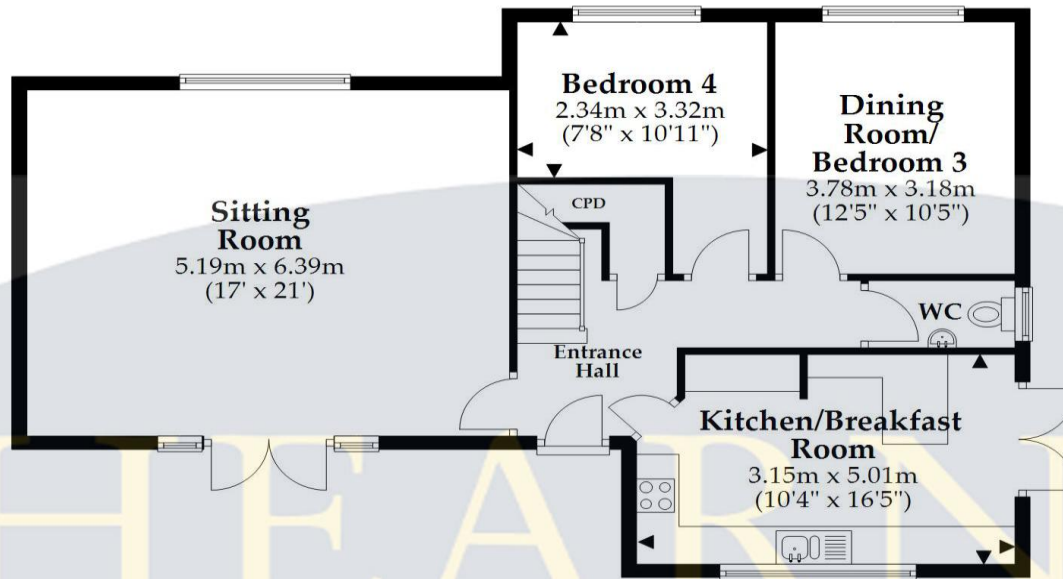
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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





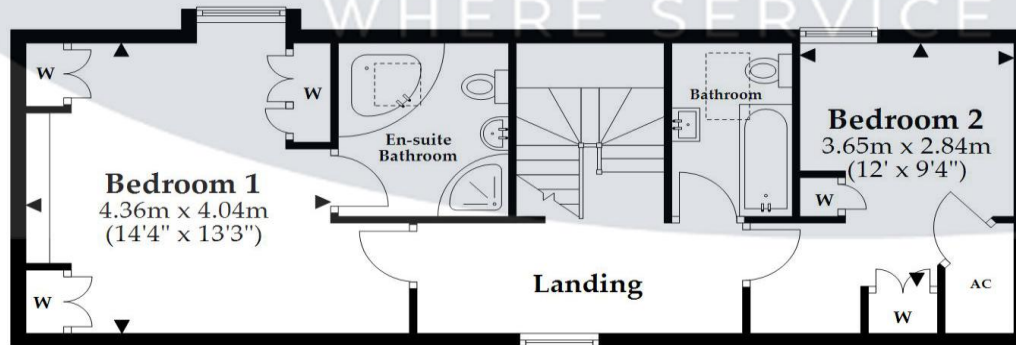
Ground Floor

Approx. 84.4 sq. metres (908.0 sq. feet)



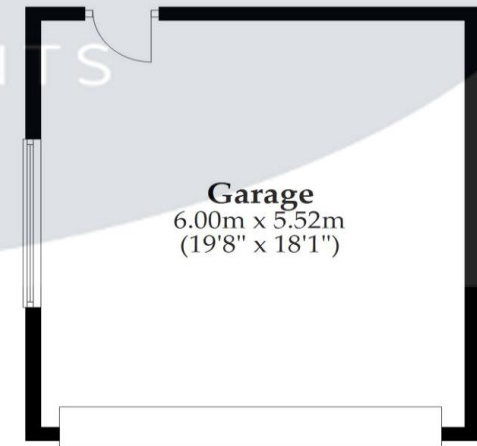
First Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



Garage

Approx. 33.1 sq. metres (356.2 sq. feet)



Main area: Approx. 141.8 sq. metres (1525.9 sq. feet)

Plus garages, approx. 33.1 sq. metres (356.2 sq. feet)

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







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