



Hillcrest, 6 Oakley Hill, Wimborne BH21 1QH

A delightful, character, four bedroom home with generous extended ground floor accommodation within walking distance of the centre of Wimborne.

EPC: 72 Council Tax Band: E Price: £592,000 Freehold

 **4**  **2**  **3**





Key Features

- PERIOD FEATURES THROUGHOUT
- GAS FIRED CENTRAL HEATING WITH MODERN BOILER
- LEADED LIGHT WINDOWS
- FOUR BEDROOMS (THREE DOUBLES AND ONE SINGLE)
- FEATURE KITCHEN EXTENDED TO A BREAKFAST/FAMILY ROOM
- LOUNGE AND SEPARATE DINING ROOM
- UTILITY AND GROUND FLOOR SHOWER ROOM
- LARGE GARAGE WITH WORKSHOP AREA & ELECTRIC UP AND OVER DOOR
- GOOD SIZE PRIVATE REAR GARDEN
- WALKING DISTANCE TO THE CENTRE OF WIMBORNE

The Property

Situated within walking distance of the centre of Wimborne and within close proximity to excellent commuter routes is this delightful character family home. A generous reception hall leads to the sitting room with log burner and bay window, there is then a separate dining room which opens to a breakfast/ family room with bi-fold doors opening to the patio and rear garden. The attractively arranged kitchen has two pantries and again opens to the rear of the house. A rear hallway with bi-folds opening to the patio then extends to the utility room and shower room.

Stairs lead to the first floor landing where there are four bedrooms and the main family bathroom.

Both front and rear gardens have been attractively arranged. To the front there is generous off road parking leading to the large garage and to the rear an enclosed sun terrace with power and lighting steps down to the mature garden with numerous specimen shrubs and a greenhouse, the rear garden enjoying a high degree of privacy.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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