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Wimborne, Dorset, BH21 1QB

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FREEHOLD PRICE GUIDE: £925,000

A splendid early Victorian substantial semi-detached family home offering five bedrooms, three reception rooms, brand new main bedroom with en suite shower room and family bathroom with off road parking for five cars. This exceptional family home has undergone a complete renovation to a very high standard with superb attention to detail. In addition the Victorian coach house in the rear landscaped garden has also been restored to its former glory and completes this one of a kind town centre home set in a conservation area overlooking riverside walks.

- Entrance hall with under stairs larder cupboard, original pillar box red front door with Iroko flooring which continues through to dining room and conservatory
- Generous size double aspect sitting room with exposed brick wall and reclaimed Victorian feature fireplace with inset gas fire
- Spacious dining room with exposed brick walls and feature fireplace, Iroko wood flooring and access to the conservatory
- Conservatory with double glazed roof and wall mounted heaters for all year round use
- Good size family kitchen with handmade solid oak units and complementary solid Iroko worktops, Belfast sink, Falcon range cooker and raised flagstone flooring
- Separate utility room with loft access and space for washing machine, tumble dryer and fridge, Iroko worktop and sink
- Separate boot room with access to rear garden
- Modern ground floor bathroom with a 'p' shaped bath with electric shower over, wash hand basin within a range of fitted furniture, low level flush WC and heated towel rail
- New fitted carpet on stairs and landing
- Recently renovated main bedroom with feature fireplace, twin aspect with garden views and range of freestanding furniture offering good storage. Brand new contemporary en suite shower with dual aspect, double shower with rainfall shower head, heated towel rail, integral wall mounted WC, wash hand basin and high quality marble effect flooring with 25 year guarantee
- Brand new dual aspect contemporary family bathroom with large walk in shower, double ended bath, range of fitted furniture including wall mounted WC, and wash hand basin, high quality marble effect flooring
- Two further bedrooms on the second floor off a galleried landing, one with an additional room currently used as a hobby room overlooking the garden
- Victorian landscaped part walled garden offering various al fresco dining areas set in a private well established mature garden
- At the rear of the garden a Victorian Coach house which has been beautifully restored by local builders with National Trust experience and which has many original features

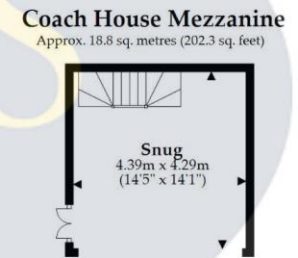
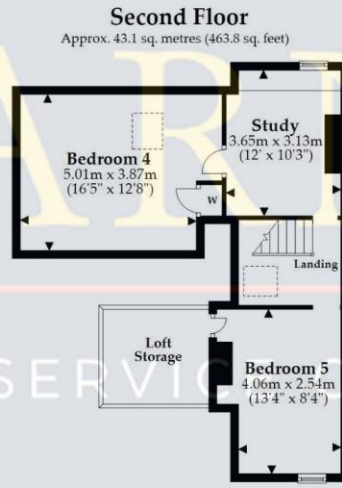
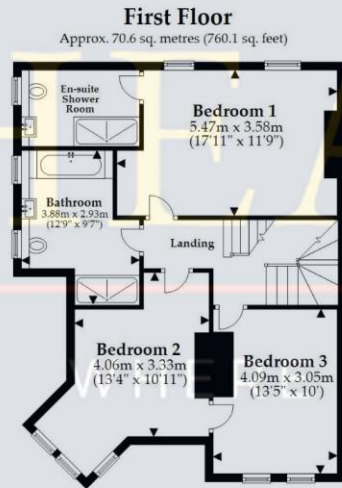
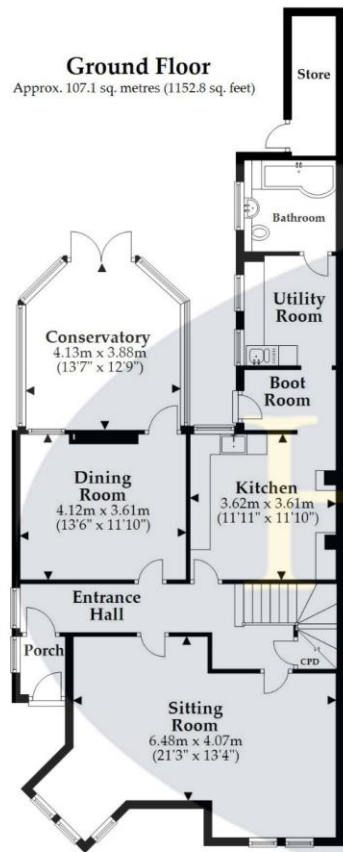
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTE: 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.







Total area: approx. 268.6 sq. metres (2891.6 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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