



ESTATE
HEARNES
AGENTS

**Wimborne
Dorset, BH21 1DE**

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FREEHOLD PRICE £595,000

This is an imposing and substantial Georgian style family house which is situated in a sought after residential area approximately half a mile from Wimborne town centre. The property which enjoys far reaching views across the Stour Valley towards Bournemouth and the Isle of Wight, is ideally placed for the amenities of the town with its excellent local shops and restaurants. Wimborne also offers excellent local schools catering for all age groups in both the private and public sectors. The larger centres of Poole and Bournemouth are approximately five and ten miles distant respectively.

This delightful property is presented to a high standard with well appointed kitchen and bathrooms, upvc double glazed doors and windows, gas fired central heating and attractive décor. There is an entrance vestibule with archway to entrance hall with understairs cupboard. The sitting room has a bay window and briquette fireplace with quarry tiled hearth. There are glazed doors leading to the well proportioned southerly facing dining room which has casement doors to the rear garden. The spacious kitchen/breakfast room has a most attractive range of floor and wall units with extensive working surfaces with mixer tap plus filter tap, split level double oven, Stoves four ring ceramic hob with cooker hood over, integrated dishwasher and view over the southerly facing garden. Door to utility room with floor and wall units, space and plumbing for washing machine and tumble drier. Cloakroom.

From the hall stairs ascend to the first floor which has five double bedrooms. The master bedroom suite has a dressing area with fitted wardrobe and a bathroom en suite. Bedrooms two and three both have recessed fitted wardrobes. In bedroom four there is a vanity unit and bedroom five, which enjoys a southerly aspect could also make a useful study. The family bathroom is superbly equipped and fully tiled and has a deep bath, wall hung wash basin, curved glass shower cabinet and w.c. with concealed cistern.

The property which is set back from Cranfield Avenue has a driveway giving access to an integral double garage with twin up and over doors, personal door to house plus side door. The rear garden is a particular feature of the property with a paved and shingled terrace with lawn beyond. It is stocked with a wealth of shrubs and plants and is well enclosed. Summerhouse and two garden sheds. Outside tap.

COUNCIL TAX BAND: F

EPC RATING: D

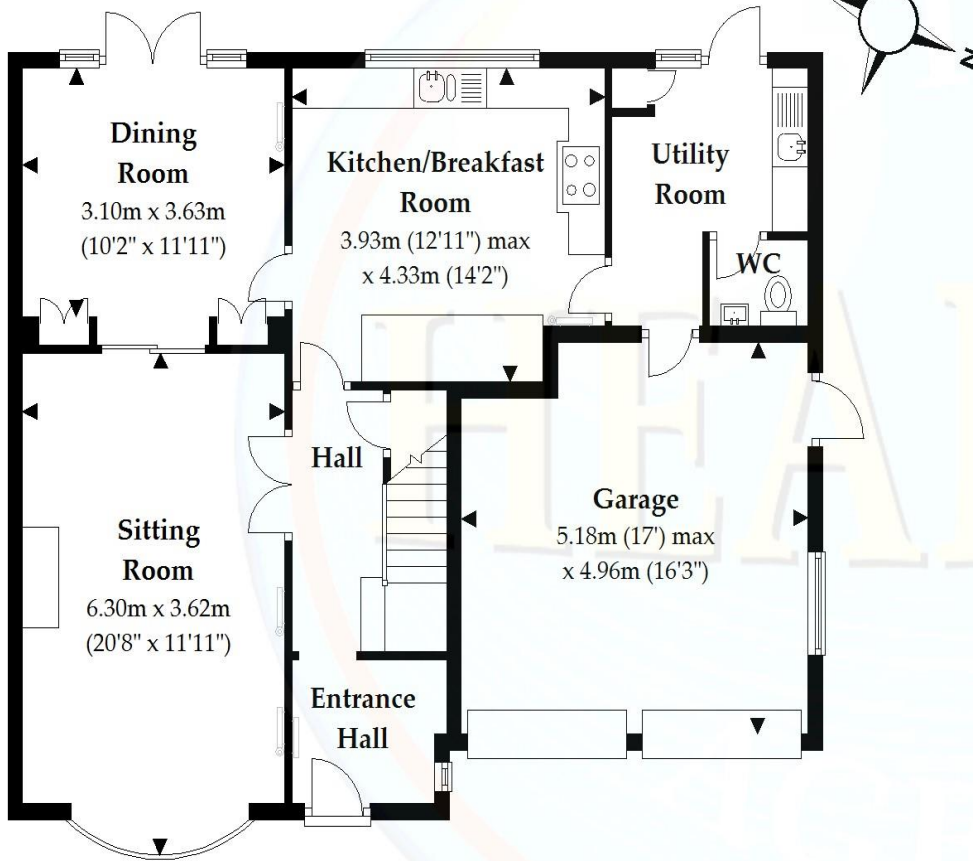
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





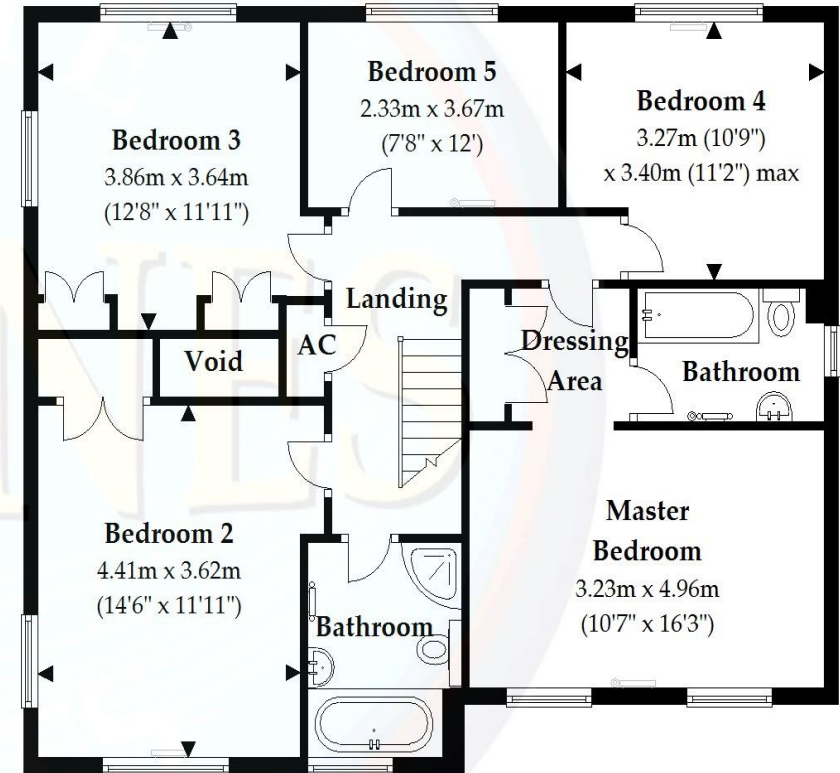
Ground Floor

Approx. 95.8 sq. metres (1031.2 sq. feet)



First Floor

Approx. 95.9 sq. metres (1031.8 sq. feet)



LJT SURVEYING Total area: approx. 191.7 sq. metres (2063.0 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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