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**Broomhill**  
**Wimborne, Dorset, BH21 7AR**



# Broomhill, Wimborne, Dorset, BH21 7AR

## FREEHOLD PRICE GUIDE: £900,000

A superb substantial thatched character family home offering 2,000 sq feet of accommodation which has undergone a large restoration with fine attention to detail offering four double bedrooms, a generous size kitchen/living/dining area, separate sitting room with wood burning stove, three bathrooms, two home offices, separate utility outbuilding with plumbing and power and garage.

- Entrance porch with space for coats and shoes
- Internal entrance hall with porcelain tiled floor which continues throughout the ground floor living area
- Generous double aspect sitting room with beamed ceilings and wood burning stove
- Open plan kitchen/living/dining room with bifold doors onto the patio, with range of units and complementary wooden worktops, eye level Bosch oven, combination microwave, warming drawer and integrated dishwasher
- Stunning ground floor bedroom including floor to ceiling glazed wall with French doors, dressing area and en suite bathroom with double ended bath, contemporary wash hand basin with vanity unit, WC and heated towel rail
- Separate ground floor shower room with walk in shower, pedestal wash hand basin, low level flush WC and heated towel rail
- Split level landing with two window seats
- Three double bedrooms, bedroom one includes a dressing area with two triple wardrobes, bedroom three includes fitted wardrobes and bedroom two offers space for free standing wardrobes
- Contemporary family bathroom with claw footed bath, pedestal wash hand basin and low level flush WC
- The property is set behind two gated entrances providing parking for six cars and access to a large recently built garage with power and light
- Landscaped rear garden with stunning countryside views and a south east facing Indian sandstone patio. The property also benefits from three outbuildings, one used as a utility room with plumbing and power and the others have power and light and are ideal for home office use

Set approximately three miles from Wimborne town centre with a local Hall and Woodhouse pub and Stewarts Garden centre close by.

COUNCIL TAX BAND: F EPC RATING: D  
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







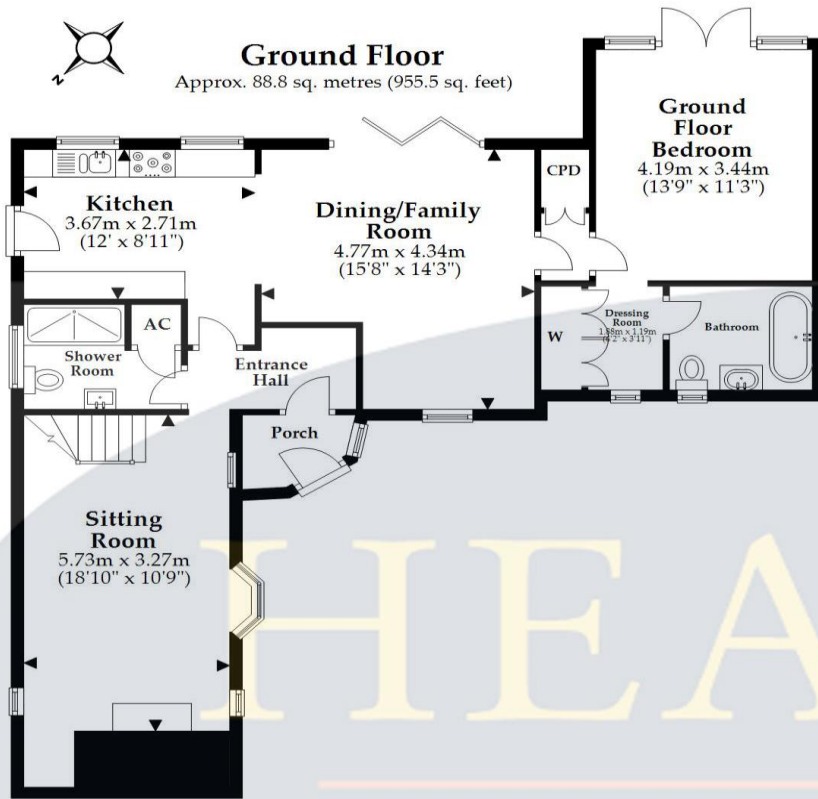
View from bedroom





### Ground Floor

Approx. 88.8 sq. metres (955.5 sq. feet)



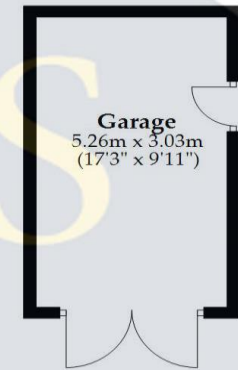
### First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



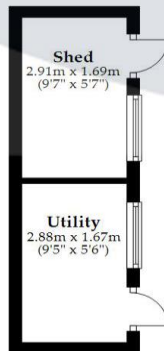
### Garage

Approx. 15.9 sq. metres (171.6 sq. feet)



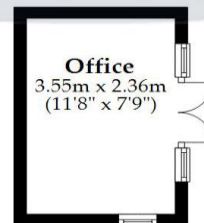
### Outbuilding

Approx. 9.9 sq. metres (106.5 sq. feet)



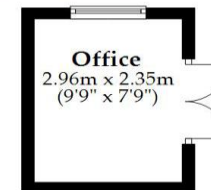
### Chalet

Approx. 8.4 sq. metres (90.2 sq. feet)



### Chalet

Approx. 7.0 sq. metres (74.9 sq. feet)



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Total area: approx. 190.2 sq. metres (2047.7 sq. feet)

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











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