



Hampreston, Wimborne, Dorset, BH21 7ND

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## FREEHOLD PRICE: £915,000

An imposing and attractive detached family home offering five bedrooms, four reception rooms and three bathrooms as well as a large kitchen/breakfast room and separate utility room. The property is situated on a sizeable plot with detached garage, games room and long driveway giving off road parking for numerous cars.

- Built in 2003 and approximately 2,861 sq ft of accommodation
- Attractive entrance porch with tiled flooring
- Spacious entrance hallway with coats cupboard and modern cloakroom with enclosed WC and vanity unit with wash hand basin
- Generous size sitting/dining room with exposed brick fireplace with open fire facility, window seat with bay window and French doors on to veranda, square arch to dining room
- Good size dining room enjoying a dual aspect overlooking the rear garden with French doors onto veranda
- Music room with window seat and bay window
- Study with worktop enjoying a front aspect
- Large kitchen/breakfast room with range of base and eye level units, complementary worktops, Rangemaster cooker with extractor over, space for appliances, built in pantry, breakfast bar and space for table and chairs. French doors onto patio and garden
- Separate utility room with butler sink, range of base and eye level units, space for washing machine and additional fridge freezer, rear door to garden
- Two good size ground floor bedrooms with built in wardrobes
- Downstairs modern shower room with over sized shower cubicle, wash hand basin, WC and ladder style heated towel rail
- First floor landing with access to a linen cupboard and large walk-in loft space
- Main bedroom with built in bedroom furniture including wardrobes, and dressing table enjoying a dual aspect. En suite shower room with over size shower cubicle, wash hand basin, WC and heated ladder style towel rail
- Two further double bedrooms
- Family bathroom with white suite comprising bath, separate shower, wash hand basin, WC and part wood panelled walling
- Intruder alarm, double glazing and gas under floor heating throughout
- Outside: The garden must be viewed to fully appreciate. A gravel driveway with turning point leads to garage giving off road parking for numerous cars and adjoining playroom/hobbies room. The front garden has an expansive lawn area with gate leading to landscaped rear garden with attractive patio and various mature shrub, flower and tree borders, further lawn areas with fruit tree and wildlife pond, all set within high brick walling and panelled fencing. There is also a vegetable patch/greenhouse and potting shed

The property is situated next to Knoll Gardens with easy access to country walks. It is a popular semi rural location nestled between Wimborne and Ferndown both of which have an excellent range of shopping, leisure and recreational facilities.

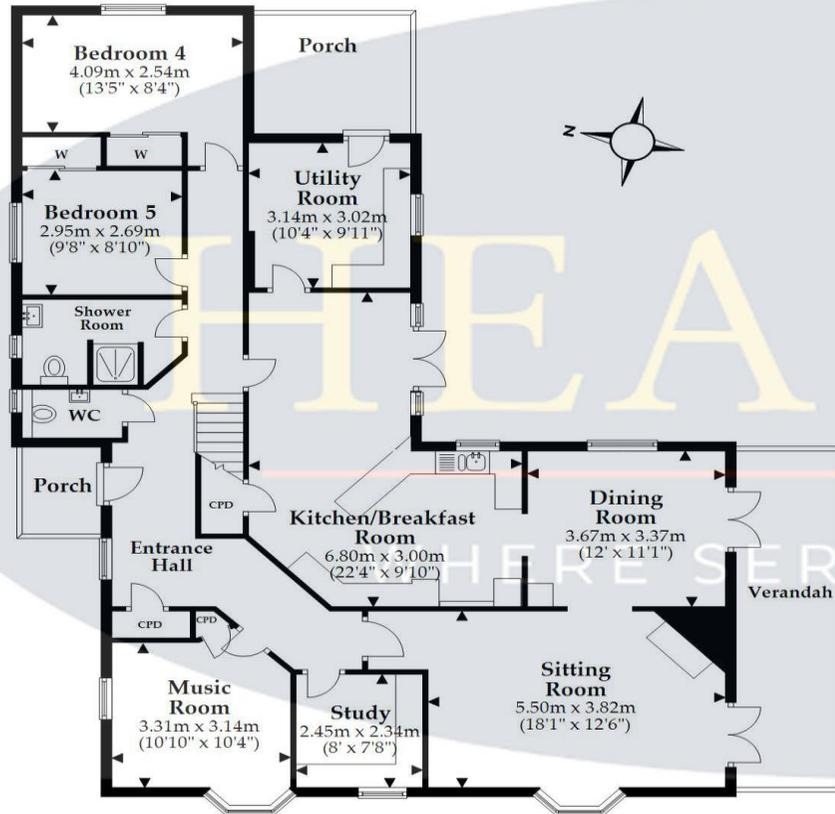
COUNCIL TAX BAND: G EPC RATING: C

AGENTS NOTES: 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. 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.

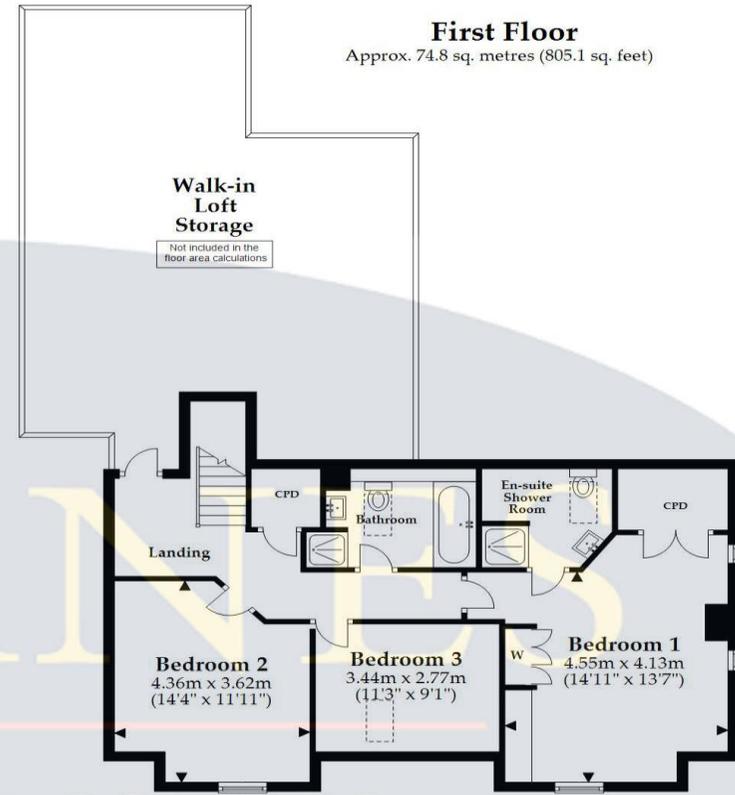




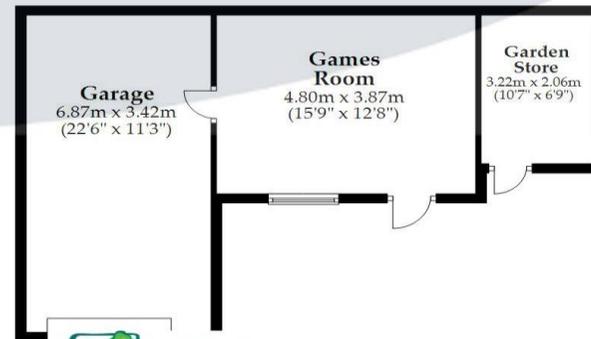
**Ground Floor**  
Approx. 141.6 sq. metres (1524.3 sq. feet)



**First Floor**  
Approx. 74.8 sq. metres (805.1 sq. feet)



**Outbuilding**  
Approx. 49.4 sq. metres (531.9 sq. feet)



Total area: approx. 265.8 sq. metres (2861.3 sq. feet)

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







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