



**HEARNES**  
WHERE SERVICE COUNTS

**Wimborne  
Dorset, BH21 2AE**

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## FREEHOLD PRICE: OFFERS IN EXCESS OF £550,000

A stunningly restored and spacious semi detached four double bedroom, two reception room Victorian family home spread over three floors with many character features, a purpose built garden room, landscaped rear garden, off road parking and a mile of the town centre.

- Generous size reception hall with original tiled floor, under stairs storage and elegant 14 turn staircase leading to the first floor
- Dual aspect sitting room with feature fireplace and high ceiling
- Snug area opening into the superb kitchen/diner
- Country style kitchen/diner finished in a range of cream units with complementary wooden worktops, Rangemaster cooker with induction hob (depending on offer), wine cooler, space for American style fridge/freezer and washing machine, bifolding doors opening onto large patio area
- On the first floor is a large family bathroom with claw foot double ended bath, double shower cubicle, twin wash hand basins set in a vanity unit and a heated towel rail
- On the second floor are two double bedrooms both with fitted wardrobes and feature fireplaces, a staircase leads to the third floor
- Two further double bedrooms on the third floor with feature fireplaces and storage
- Recently built garden room with a 15'92 x 10'10" day room with double glazed sliding door to garden, separate shower room with double shower, wash hand basin set in vanity unit and low level flush WC. Ideal for use as self contained guest accommodation
- Set on a corner plot with gardens to the front and both sides allowing for sun throughout the day. The larger of the two gardens has two patio areas and access to the garden room which includes power and light and is well insulated for all year round use. There is also off road parking for one car

Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: D EPC RATING: D

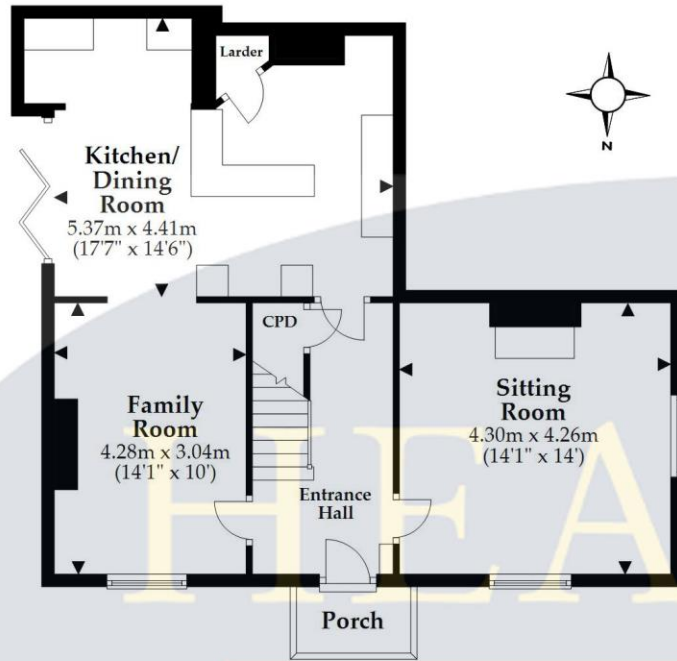
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





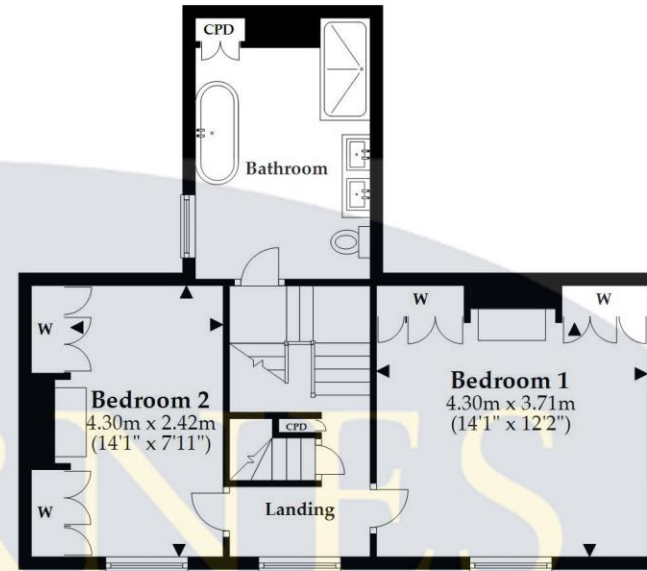
## Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



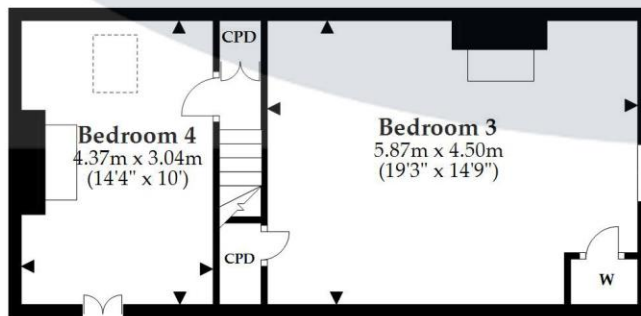
## First Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



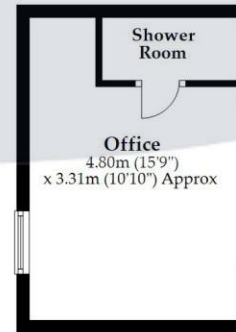
## Second Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



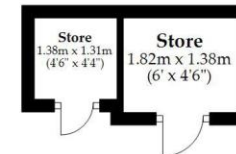
## Outbuilding

Approx. 16.2 sq. metres (173.9 sq. feet)



## Outbuilding

Approx. 4.4 sq. metres (47.9 sq. feet)



Total area: approx. 184.2 sq. metres (1982.4 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

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