

# Wimborne Road, Bournemouth, Dorset, BH11 9AL



**HEARNES**

WHERE SERVICE COUNTS



# *“A beautifully presented, detached period family home with a simply stunning 120ft southerly aspect rear garden”*

## **FREEHOLD Offers In Excess Of £514,500**

A beautifully kept, double fronted three bedroom, one bathroom, one shower room, two reception room 1930's detached cottage with a 120ft south facing rear garden, large driveway providing generous off road parking and double garage. The property has been owned by the current owners for circa 30 years, over which time it has been well-maintained whilst retaining its charm and character.

This 1,588 sq ft detached cottage sits proudly on a raised plot measuring approximately 0.2 of an acre, situated within the popular location of Bear Cross.

- **Three double bedroom detached cottage on a secluded plot measuring approximately 0.2 of an acre**

### **Ground Floor:**

- Light and airy **entrance hall**, which includes storage; understair and cleverly tucked behind a mirrored door
- **Living room/dining room** with original ceiling beams, a gas fire and enjoys a dual aspect with a bay window to front and French doors leading onto garden
- Spacious **dining room** benefitting from inbuilt storage, original ceiling beams, double doors leading to utility room and a bay window overlooking front garden
- **14ft Kitchen/ breakfast room** finished with a farmhouse style kitchen offering large amounts of storage, work surfaces with an inset sink and an excellent range of integrated appliances to include a gas hob with extractor canopy above, electric double oven and a dishwasher. There is ample space for a breakfast table and chairs and a window and door provides views and access out to the rear garden
- **Utility room** with plumbing for washing machine, window, door leading to the kitchen
- **Cloakroom** finished in a white suite incorporating wc and pedestal wash hand basin, tiled flooring

### **First Floor:**

- **Bedroom one** is a double bedroom, enjoys a view to the front aspect and fitted wardrobes
- **En-suite shower room** finished in a white suite to incorporate a walk in shower cubicle, wc and wash hand basin, with fully tiled walls and flooring
- **Bedroom two** is a double bedroom, enjoys a view over the rear garden and built in wardrobes
- **Bedroom three** is a single bedroom also enjoying a view over the rear garden, a built in wardrobe and airing cupboard
- **Family bathroom** finished in a white suite to incorporate a panelled bath, wash hand basin with vanity storage beneath, wc, tiled flooring

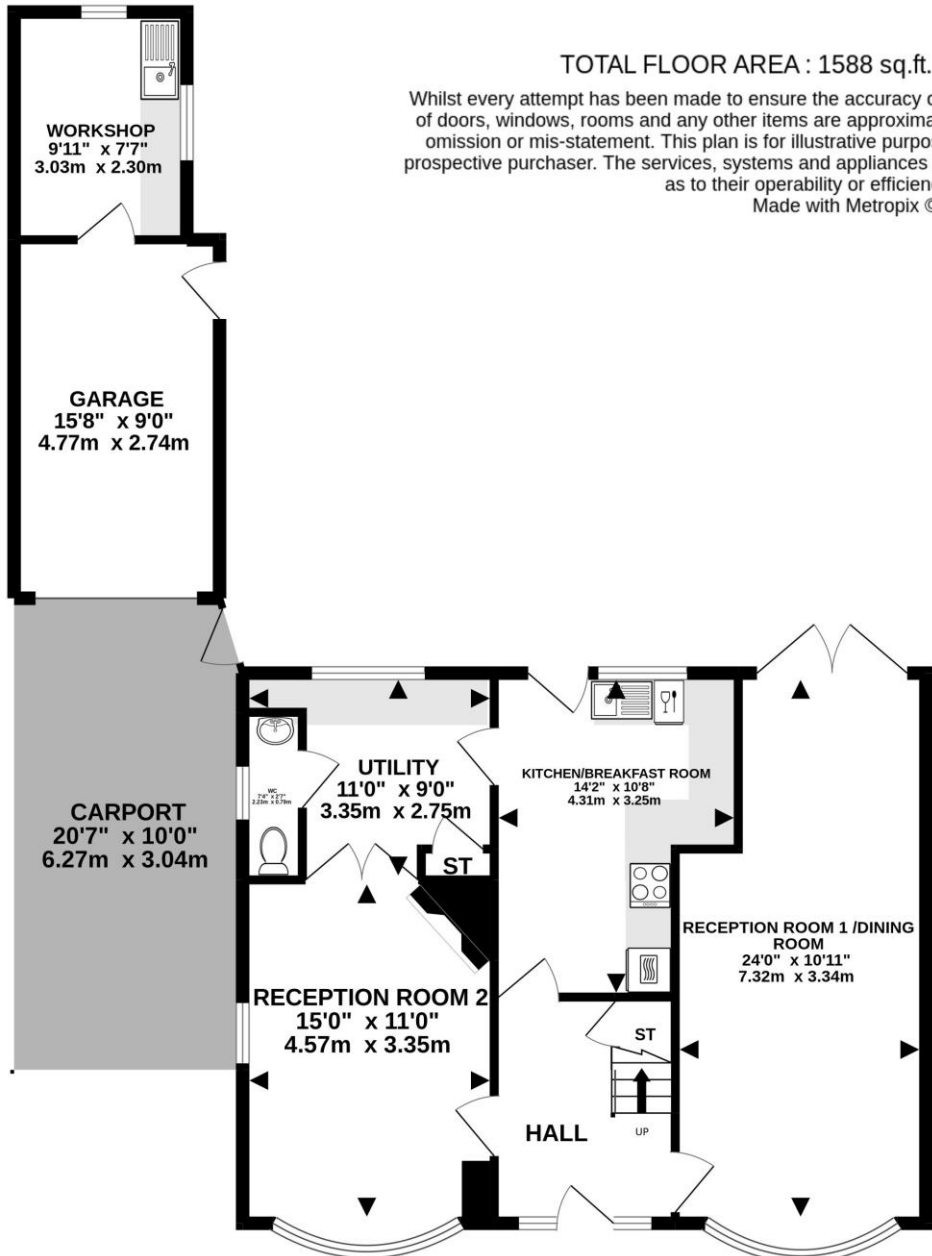
Further benefits include gas fired central heating and double glazing.

**COUNCIL TAX BAND: E**

**EPC RATING: D**



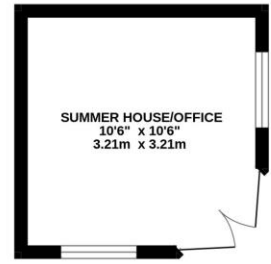




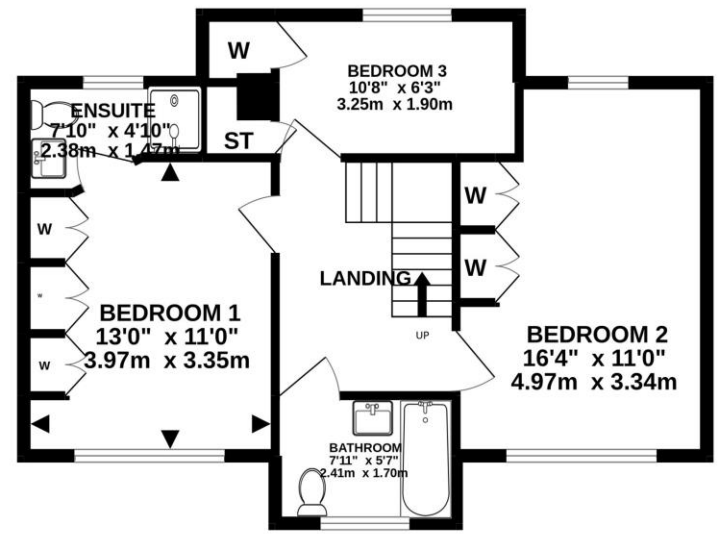
GROUND FLOOR  
936 sq.ft. (86.9 sq.m.) approx.

TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NOT LOCATED IN EXACT POSITION  
104 sq.ft. (9.7 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.





## Outside

- The **stunning rear garden** is a particular feature of the property as it faces a **southerly aspect**, measures approximately **120ft in length** and has been beautifully landscaped to incorporate a man-made stream and Koi pond. Adjacent to the rear of the property there is a paved patio which continues round to a path leading down to a shed. The remainder of the garden is mainly laid to lawn, surrounded by well stocked and mature borders. At the far end of the garden there is a **summer house** with power, leading onto a decked seating area overlooking the stream. The garden itself must be seen to be fully appreciated
- A good sized area of **front lawn** is bordered by well stocked shrub borders
- A front tarmac driveway provides **generous off-road parking** and in turn leads up to a **car port** and detached garage
- **Detached garage** with up and over door, light, power, a side door out to the garden and a door into the workshop. At the rear of the garage there is a **workshop** with light, power, a stainless steel sink unit and space and plumbing for washing machine

Kinson town centre offers an array of day-to-day amenities and is located less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 3 miles away.



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