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BRACKENHILL ROAD

WIMBORNE, BH21 2LT

FINE & COUNTRY  
Homes from Edwards





# GUIDE PRICE £875,000

- DETACHED CONTEMPORARY STYLE FAMILY HOME
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING
- SEPARATE LOUNGE
- HOME OFFICE/PLAYROOM/FIFTH BEDROOM
- UTILITY AND CLOAKROOM
- FAMILY BATHROOM AND ENSUITE
- INTEGRAL GARAGE
- EXCELLENT FINISH THROUGHOUT

This substantial, contemporary style family home is conveniently located within easy reach of the town centre and well regarded local schools and amenities. Stylishly appointed throughout, accommodation is spacious, light and versatile and finished to an exacting standard in a neutral palette.

On the ground floor, there is an enclosed entrance vestibule leading to an inner

hallway with stairs rising to the first floor. The heart of this family home is the open plan family room/kitchen with two sets of bi-fold doors leading out to the private rear garden. The modern kitchen is fitted with a range of grey shaker style base and wall units, including a central island unit with inset sink and breakfast seating. A separate sitting room, providing solitude and privacy, overlooks the front of the property but can be



linked to the family room with sliding doors. A further reception offers potential for home office/hobbies room or as a fifth bedroom.

EPC: D

Council Tax Band:

There is a cloakroom off the hall and a separate utility room next to the kitchen, which has pedestrian access to the integral garage.

On the first floor, there are four double bedrooms - the master with adjoining well appointed ensuite shower room and a beautifully styled family bathroom with free standing contemporary bath, table top wash basin and WC.

Outside there is ample parking to the front of the property with access to the integral garage. The gardens to front and rear are currently a "blank canvas" for buyers to enhance this superb family home with their own garden creation.



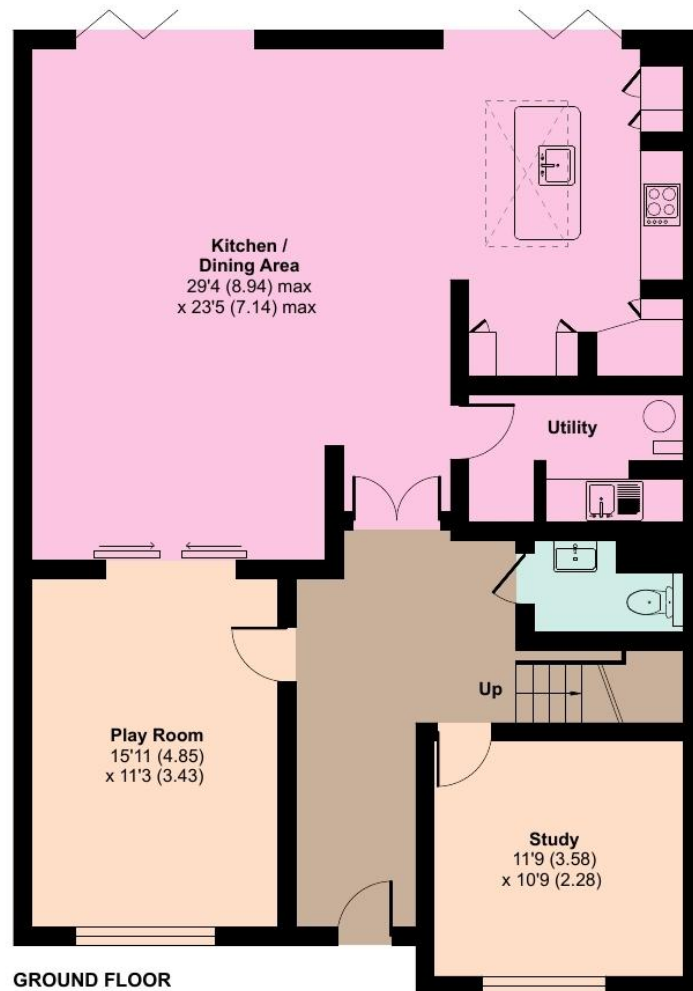
# Brackenhill Road, Wimborne, BH21

Approximate Area = 2162 sq ft / 201 sq m (includes garage)

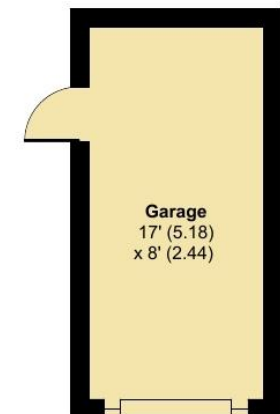
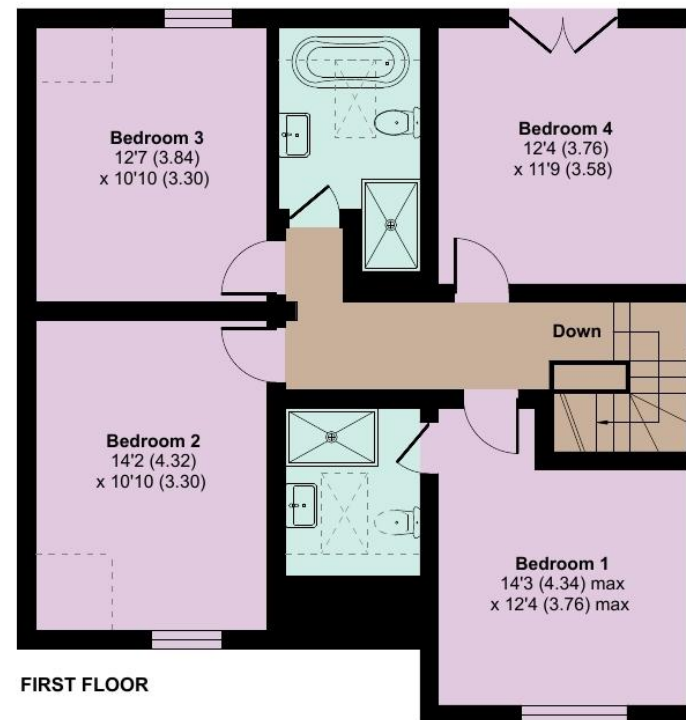
Limited Use Area(s) = 60 sq ft / 6 sq m

Total = 2222 sq ft / 207 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Edwards Estates Ltd. REF: 864036



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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**Fine & Country Wimborne Sales**

47 East Street, Wimborne, Dorset, BH21 1DX • [www.edwardestates.com](http://www.edwardestates.com)  
01202 842842 • [info@edwardestates.com](mailto:info@edwardestates.com) • [www.fineandcountry.com](http://www.fineandcountry.com)

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