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GRANGE  
WIMBORNE, BH21 4HP



# PRICE GUIDE £850,000

This FOUR BEDROOM DETACHED FAMILY HOME sits in ALMOST AN ACRE just a few miles north of Wimborne in the desirable VILLAGE of Furzehill. Offering POTENTIAL FOR MULTI-GENERATION LIVING, there is also POTENTIAL FOR AN ANNEX. Externally, the large plot includes a SWIMMING POOL, STABLES and a DOUBLE GARAGE.

This four bedroom detached family home offers multi-generation living with potential for a separate one bedroom annex to the rear of the property, which includes a large living room, bedroom and shower room.

The main house includes a well proportioned kitchen/breakfast room with range style cooker and an "L" shaped sitting room with dining area and fitted woodburning stove within a feature brick fireplace. There is also a conservatory overlooking the rear garden.

The three good size bedrooms each have fitted wardrobes and the master bedroom benefits from an ensuite room, whilst a family bathroom serves the remaining two bedrooms.

Outside the grounds extend to almost one acre with stables. There is also a swimming pool, and a paved patio provides an ideal social space for garden furniture and alfresco dining.

Further benefits include solar panels with feed in tariff.

Located a couple of miles north of the thriving minster town of Wimborne with its varied amenities and attractions, there is a post office and village store close by. A good choice of well regarded state and public schools are within easy reach.

## Additional Information

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

Agents Note: The vendor is not sure if planning permission was required for the pond - Edwards advise interested parties to do their own research

Flood Risk: Low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway and double garage

Utilities: Mains electricity, oil heating, mains water

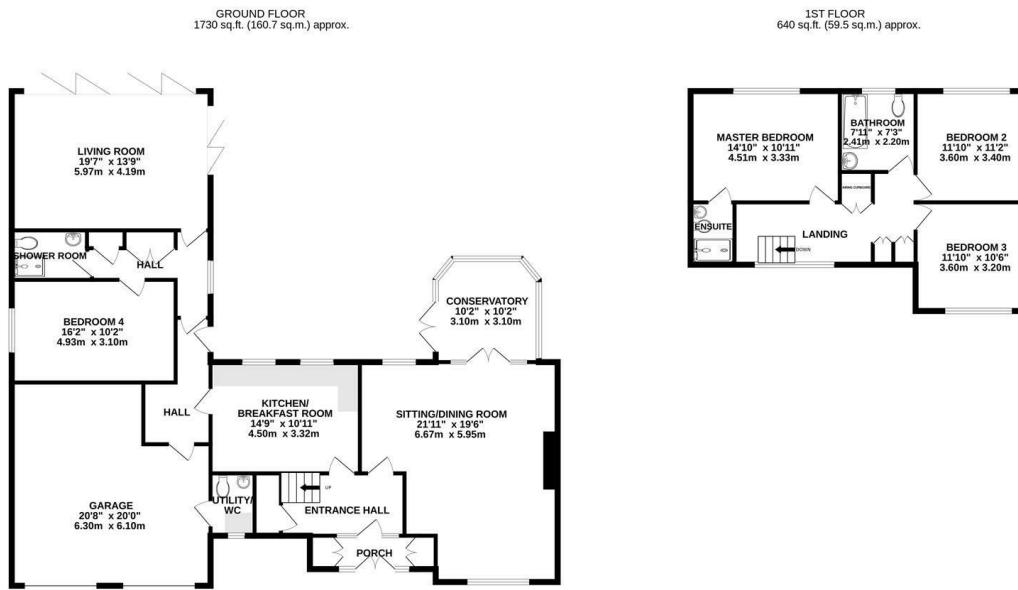
Drainage: Mains sewerage

Services Crossing the Property or Neighbouring Property: There is a BT pole next to the pool pump shed servicing the property & no's 30/32 – BT have permission to access when required

Broadband: 4G and phone signal intermittent but Refer to Ofcom website

Mobile Signal: 4G and phone signal intermittent but Refer to Ofcom website





TOTAL FLOOR AREA: 2370 sq.ft. (220.2 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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## Ferndown Office

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