

2 Smugglers Lane, Furzehill, Wimborne, Dorset, BH21
4HB

Guide Price: £900,000 –
£925,000



FINE & COUNTRY

A beautiful four-bedroom family home...

A well-presented detached family home with a good size private garden. Ideally situated opposite the village post office/shop, in the heart of the picturesque village of Furzehill and approx. 1.5 miles from the centre of Wimborne.

Wimborne is a quaint riverside town located on the banks of the rivers Stour and Allen and has history dating back to pre-Roman times. A regular winner in the regional and national 'In Bloom' awards, Wimborne's pretty streets and courtyards are filled with the scent and colour of flowers throughout summer. There are an array of country walks locally, eateries and pubs. Wimborne also offers easy motorway access via the A31. There is a First School in the nearby village of Gaunts Common, and Dumpton Preparatory School is located on the outskirts of Furzehill.

A traditional home, with a contemporary finish, the current owners have extended and refurbished the home to an exacting standard throughout.

Entry via front door to entrance hall providing access to primary ground floor accommodation. The open-plan kitchen/living area is particularly impressive with bifold doors to the rear garden. The kitchen ensures plenty of storage with eye and base level units, and features Quartz worktops, a central island with breakfast bar, boiling water tap and an array of integrated appliances. The living space overlooks the front garden with an ornamental fireplace with electric fire.

A cosy snug sits to the front of the property, with electric flame-effect log burner, and a study to the rear. Also accessed via the hall is a cloakroom and double garage, with utility room on the back.

Upstairs, there are four well-proportioned bedrooms. The principal suite benefits from a walk-in wardrobe a beautifully appointed ensuite shower room. A family bathroom completes the first-floor accommodation.

Externally, the front is well-presented with a sweeping shingle driveway with space for plenty of vehicles, accessed via a 5-bar gate.

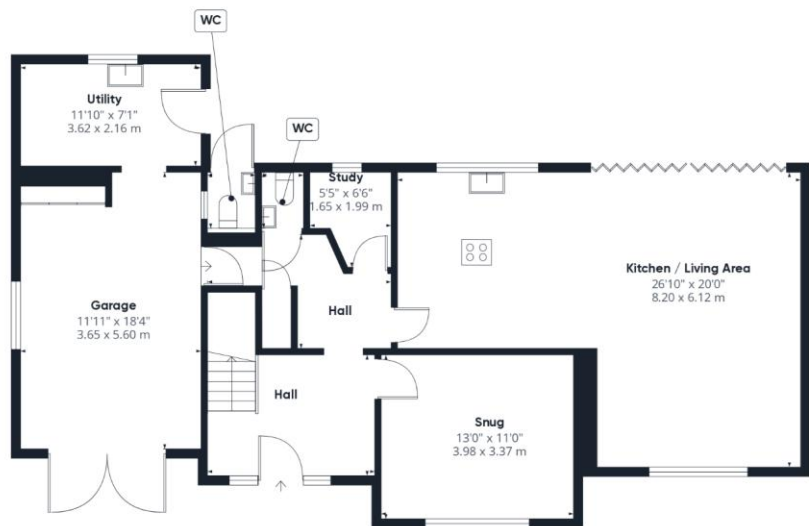
The rear garden is particularly impressive. Predominantly laid to lawn, with multiple patio seating areas and offering privacy, this is a real asset to any purchaser. The bifold doors from the kitchen/living room ensure opportunity for al fresco dining in the Spring and Summer months. Furthermore, there is a gardener's cloakroom, a workshop/store, entertaining terrace with space for a hot tub, purpose-built bar, and a summer house/garden chalet with power.

Tenure: Freehold
Council Tax Band: F
EPC Rating: E

KEY POINTS

- Well-presented throughout
- Large garden
- Open-plan living area
- Four bedrooms
- Idyllic setting
- Village location





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1895 ft²
176.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Fine & Country 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 488988 | Christchurch@fineandcountry.com
Website www.fineandcountry.co.uk

