



Four Winds

Ringwood Road, Three Legged Cross
Wimborne, Dorset, BH21 6QZ

**Christopher
Batten**

01202 841171
www.christopherbatten.com



Four Winds is a well presented, 4 bedroom detached chalet style house with excellent equestrian facilities including paddocks and grounds amounting to approximately 5 acres, a ménage, 7 stables and access to Ringwood Forest and Moors Valley Country Park with no roadwork required.

The property has been refurbished and re-decorated in recent years and extends to approximately 2500 square feet of accommodation on 2 floors.

Particular features include a large, open plan living/dining room with a high vaulted ceiling, stone fireplace (with inset log burner) and double glazed sliding patio doors to the garden.

From this area an impressive, sweeping hardwood staircase leads to a first floor gallery. The superb kitchen/breakfast room, by Hardleys, boasts extensive granite worktops, a central breakfast table, an integrated dishwasher, wine cooler, boiling water tap, American style fridge-freezer, electric induction hob, oven and combination oven/microwave. It also features under floor heating, worktop lighting, and double glazed French doors to the rear garden.

Viewings by appointment
Price Guide £850,000 Freehold





A connecting door leads to a garden room which has access to a utility room currently used as a tack room/dog grooming area (with fitted bench and shower, plumbing for washing machine, and side door.) The ground floor also has a dual aspect office/bedroom 4 with UPVC double glazed French doors to the garden. This room also enjoys direct access to the laundry room and this area could be converted into a self-contained annexe (subject to the necessary planning consent.) There is a shower room off the hall.

From the first floor gallery, which overlooks the living room, there is a door to a sun balcony (with timber decking and balustrade.) There are 3 bedrooms, and a recently refurbished, fully tiled family bathroom (with Jacuzzi bath, wash basin and WC.)

The property benefits from gas central heating and

double glazing. The adjacent double garage has up-and-over door and power and lighting.

Four Winds is accessed through timber electric gates which lead to a long driveway, providing ample off road parking. The front garden is lawned with flower and shrub borders. The driveway continues beyond the property to a stable yard which has 4 brick built stables, all with automatic drinkers, lighting and power. There are 3 further stables, a timber hay store/barn, a trailer parking area and a 20' x 40' sand and rubber ménage.

There is a formal garden area, and the remainder of the land is arranged as paddocks and a large field, amounting in total to approximately 5 acres.





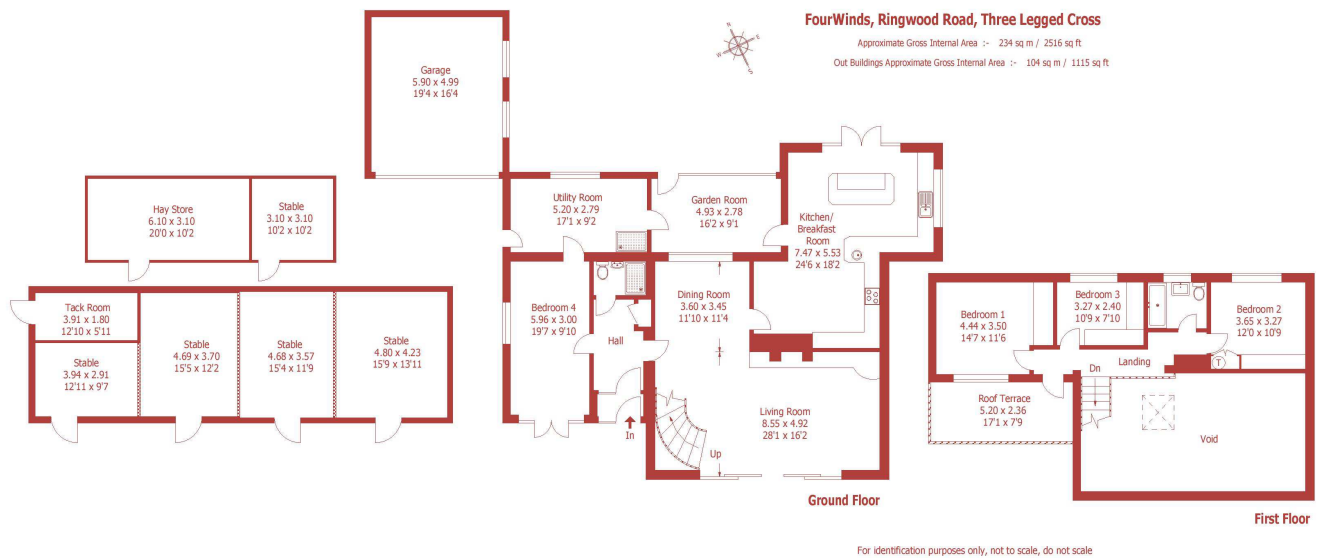
The land is fenced with barbed wire, stock and (mains) electric fencing and there is an independent gated access from the road, as well as rear access leading to Ringwood Forest and Moors Valley Country Park. The property is connected to mains gas and drainage.

DIRECTIONS: From Three Legged Cross, proceed along Ringwood Road towards Ringwood, passing John Brown's Garden Centre on the right. After Sandhurst Drive (on the left,) Four Winds is the third property on the left hand side. It has a timber fence and gates.

COUNCIL TAX: Band F.

EPC: Band F.





15 East Street, Wimborne, Dorset BH21 1DT
Tel: (01202) 841171/2 Fax: (01202) 842714
Email: properties@christopherbatten.com



www.christopherbatten.com

'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.