



Springfield, Holtwood  
Wimborne, Dorset, BH21 7DT

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Springfield is a beautifully presented, modern, 4 double bedroom detached house situated in the hamlet of Holtwood, one of the most popular rural locations to the north of Wimborne Minster.

This spacious, well proportioned country home is set in superb landscaped gardens on a site extending to over 0.66 of an acre, with a stunning outlook over farmland towards Horton Tower, the iconic Victorian folly.

Built around 1980, the property has been updated to a high standard since the current owners took ownership in 2011, and has quality floor coverings throughout. Particular features include a long reception hall, 3 spacious reception rooms and 2 conservatories.

- 4 spacious bedrooms
- 3 large reception rooms
- 2 conservatories
- Kitchen/breakfast room and utility room
- 2 bathrooms and cloakroom
- Standing in over 0.66 of an acre
- Lovely rural position
- Ample parking and turning space
- Detached double garage
- Large, private gardens

Viewings by appointment  
Price Guide £850,000 Freehold







The large living room overlooks the private front garden, and has a fireplace with a multifuel stove. The dining room has double doors to the rear garden, and the sitting room has floor-to-ceiling fitted book shelves, and double doors to a conservatory.

The large, L-shaped kitchen is contemporary in design, with a Travertine floor, appliances including a stainless steel 6-burner range cooker, and an attractive outlook over the rear garden. There is a separate utility room and, from the kitchen, there is access to a semi-circular conservatory with double doors to the terrace and garden.

The first floor has 4 spacious double bedrooms, an en suite shower room (with double cubicle) and a well presented family bathroom.

Springfield has a large frontage to the village road, and is approached through a 5-bar gate leading to a large gravelled courtyard and turning area, with space for boat/caravan etc. There is a detached double garage with electric up-and-over doors.

The front garden is private, being screened from the village road by a high beech hedge, and particularly well maintained, with a gently undulating lawn and a wide variety of trees and shrubs including blue cedar, conifer, copper beech, Japanese acer, cordyline and palm.

The rear garden is also completely private, and landscaped, with a large lawn, 2 mature oak trees towards the rear boundary, a small orchard (with a number of fruit trees,) and a large, paved entertaining terrace across the rear of the house.





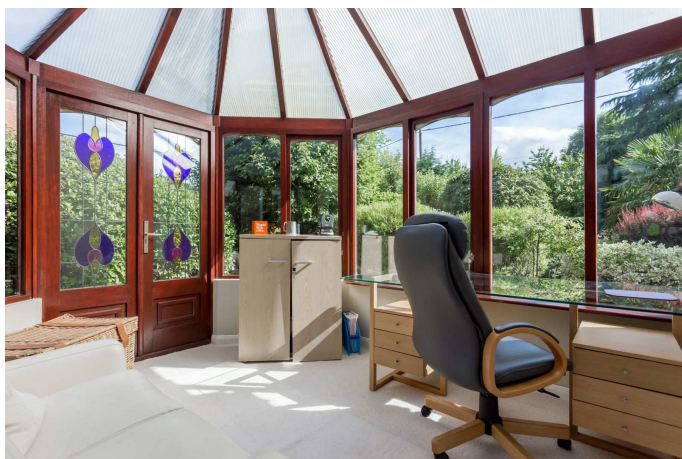
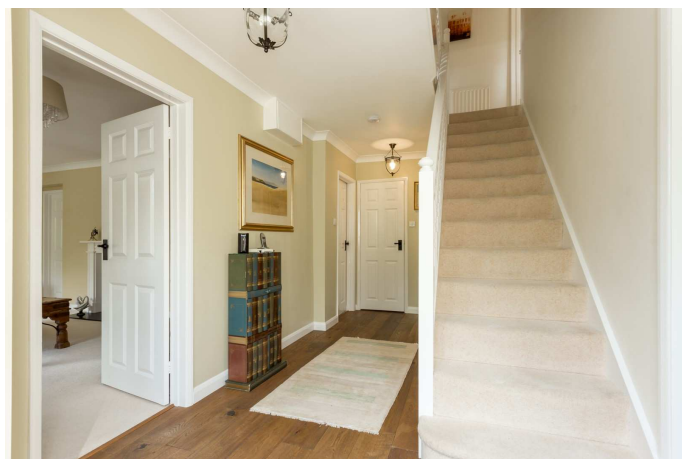
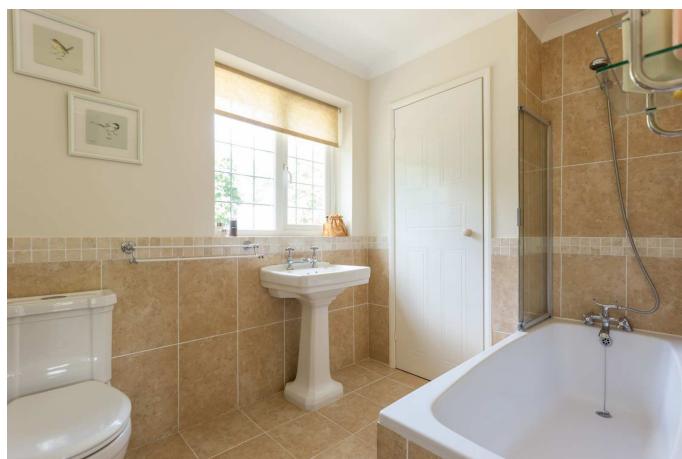


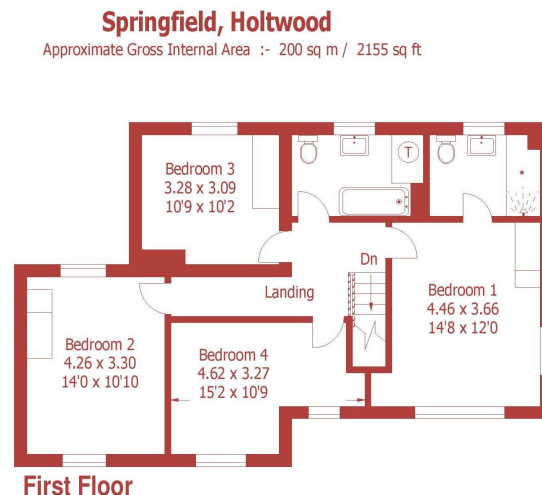
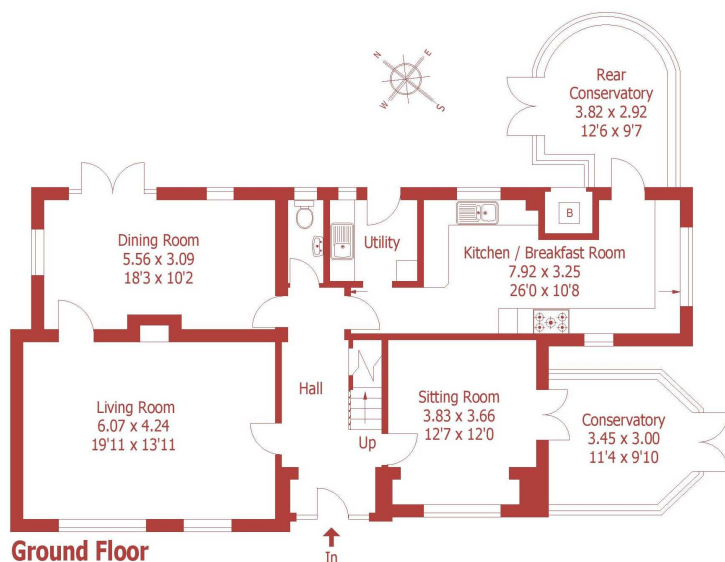
There is also a vegetable garden area with raised beds, a timber garden store, a boiler house (with oil fired heating boiler) and a productive grapevine.

**DIRECTIONS:** From Wimborne, proceed north along the B3078 towards Cranborne. After about a mile, turn right to Furzehill. Proceed past the Stocks Inn, and turn left, signposted to Gaunts Common. Continue past Holt Football Club and St James School into Gaunts Common. At the crossroads, turn right towards Holtwood, and Springfield can be found on the left hand side, before reaching Holt Village Chapel.

**COUNCIL TAX:** Band G

**EPC RATING:** Band E





For identification purposes only, not to scale, do not scale



*This Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.*

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