



Leoni
Furzehill, Wimborne
Dorset, BH21 4HT

**Christopher
Batten**

01202 841171
www.christopherbatten.com



A rare opportunity to purchase a spacious, older style 4 bedroom detached family house on the fringe of Furzehill village, about 1.5 miles north of Wimborne town centre. LEONI STANDS ON A SUPERB GARDEN SITE WITH A SMALL PADDOCK OF ABOUT 0.8 ACRES (0.323 HECTARES.) IT BACKS DIRECTLY ONTO AND HAS SUPERB VIEWS OVER OPEN FARMLAND.

The house was traditionally built in the 1920s, and was formerly known as Iboni. A large, single storey kitchen extension was added in the 1970s, and the house now extends to about 1800 square feet of living space on 2 floors. There is great potential for further expansion, subject to the necessary planning consents.

Leoni is connected to mains electricity, water and drainage and has oil fired heating and UPVC double glazed windows. The property has been partly re-wired, and there are some new radiators.

Furzehill has the benefit a thriving post office/general stores and The Stocks Inn. Wimborne Minster offers an excellent range of amenities, and the larger towns of Poole and Bournemouth are within about 20 minutes' drive. Furzehill is conveniently situated for a wide range of private and state schools.

NO FORWARD CHAIN

Viewings by appointment
Price Guide £720,000 Freehold





DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne, and turn right into Furzehill. Proceed through the village, passing The Stocks Inn on the left, and Leoni is the first house on the left.

The accommodation comprises:

COVERED ENTRANCE WAY:

L-SHAPED ENTRANCE HALL:

INNER HALL: Storage cupboard.

CLOAKROOM: Low level WC. Corner wash hand basin.

LIVING ROOM: Feature Minster stone open fireplace with raised hearth. Wide archways and picture rails. Dual aspect, with 2 bay windows overlook the gardens.

DINING ROOM: Dual aspect, with superb views of the gardens.

STUDY AREA:

LARGE KITCHEN/BREAKFAST ROOM: Sliding door to the terrace and garden. Superb outlook. A modern fitted kitchen. Inset 1.5 bowl sink unit with mixer tap. Work surfaces. Comprehensive range of base and wall cupboards and drawers. Concealed worktop lighting. Neff appliances including double fan oven, inset ceramic hob, integrated extractor unit and integrated fridge. Mosaic wall tiles. Quality flooring. Space for table and 6 chairs.

UTILITY ROOM: Worktop with inset stainless steel sink unit. Floor standing oil fired boiler. Space for washing machine. Door to outside.





From the hall, a straight staircase leads to;

FIRST FLOOR LANDING:

BEDROOM ONE: A dual aspect room with superb views over the gardens and farmland beyond.

DRESSING ROOM: 3 full height wardrobes.

EN SUITE BATHROOM: Corner bath with mixer and hand spray shower. Pedestal wash basin. Low level WC. Fully tiled walls. Shaver point.

BEDROOM TWO: A dual aspect room with superb views over the gardens and farmland beyond. 2 built-in double wardrobes.

BEDROOM THREE: Attractive bay window with rear aspect. Fitted double wardrobes.

BEDROOM FOUR: A single bedroom overlooking the front garden.

FAMILY BATHROOM: Panelled bath with mixer, separate chrome shower and hand spray attachment. Pedestal wash basin. Low level WC. Fully tiled walls. Ceramic tiled floor. Ladder style towel rail.

DETACHED GARAGE: Up-and-over door.

THE GARDENS: Leoni is approached via a wide stoned driveway and turning area with space for various vehicles. The garden is enclosed by a low privet hedge and the front garden is landscaped with a large expanse of lawn.

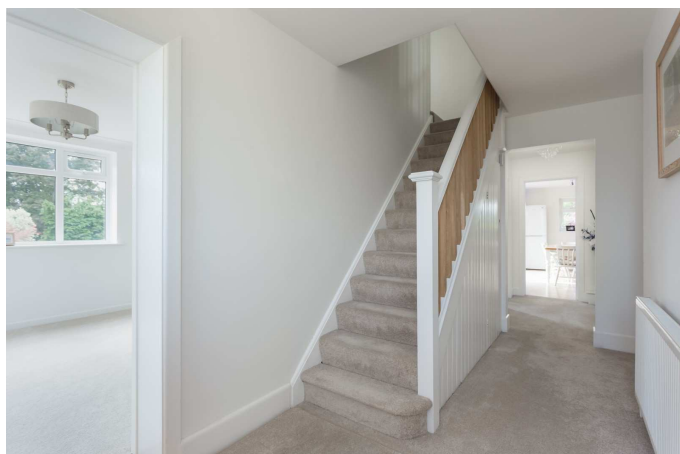
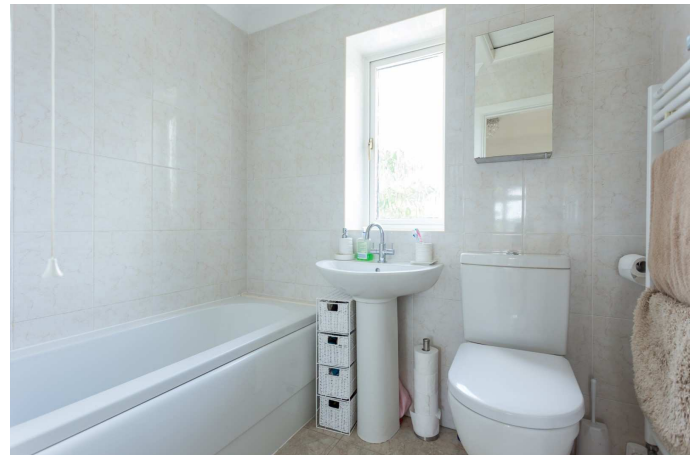
The main garden lies to the west side of the house and there is a triangular-shaped flat lawn offering complete privacy. It is enclosed by mixed hedgerows and a tree line including cedar, fir, beech, chestnut and a wealth of shrubs. There is a paved terrace and a garden shed.

From the garden, a walkway leads to a small, enclosed paddock adjoining the village road.

COUNCIL TAX: Band F.

EPC RATING: Band D.

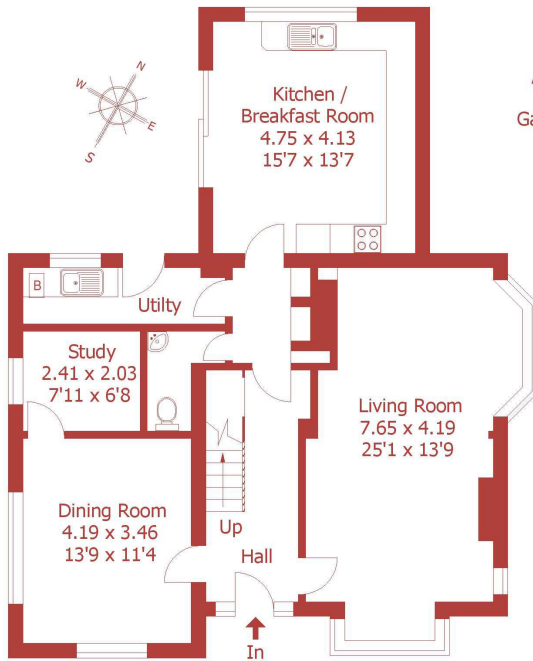
VIEWING: By prior appointment, please, through **CHRISTOPHER C BATTEN**



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.

Leoni, Furzehill, Wimborne

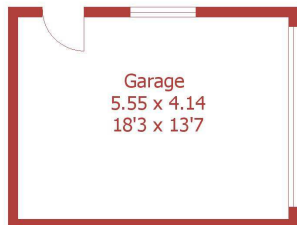
Approximate Gross Internal Area :- 166 sq m / 1787 sq ft
Garage Approximate Gross Internal Area :- 23 sq m / 248 sq ft



Ground Floor



First Floor



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



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.