



Wimborne, Dorset, BH21 7EU



## Wimborne, Dorset, BH21 7EU FREEHOLD PRICE £995,000

Chalbury Grange is a period family home of great character. The handsome elevations are of mellow brickwork under a tiled roof. The house has undergone continuing extension and refurbishment by the current owners since they purchased it in 1982. The property offers 4 reception rooms, 4 bedrooms, 3 bathrooms, kitchen/breakfast room, utility room, boot room, cloakroom. There is oil central heating, air source heat pump for pool, mains drainage, triple garaging and heated outdoor swimming pool. The grounds are approximately just under an acre on a south facing plot.

The beautifully presented accommodation offers a spacious entrance hallway, feature staircase with door off to the dining room having a stunning inglenook fireplace, beamed ceiling and enjoying a dual aspect with French doors leading on to the garden. Doors then lead off to a snug also enjoying a dual aspect, beamed ceiling with inset spotlights and further door to outside. The drawing room has a feature fireplace with inset gas coal effect fire, beamed ceiling, inset display shelving, having a dual aspect with views over the rear garden. The ground floor also includes a generous size study with bespoke cherry wood units, supplied and fitted by Conquest a national company, fireplace with beam over and 2 matching storage cupboards with book shelves above, partly wood panelled. This room also enjoys a delightful aspect overlooking the garden. Fully tiled downstairs cloakroom, wash hand basin and w.c. The bespoke Ash wood kitchen with painted units has granite worktops, soft close base and eye level units, deep pan drawers, and pull out larder. The built in appliances include a Neff dishwasher, Zanussi fridge/freezer, Bosch glass ceramic hob, Neff extractor fan, Neff oven with matching combination oven/microwave and Neff warming drawer. There is a 2 oven Aga set in a recessed feature hearth, vaulted beamed ceiling and tiled floor. A large square opening leads to the breakfast room, shelved storage cupboard, boiler room housing Worcester boiler, built in dresser, picture window overlooking a walled patio area, further windows and double opening French doors leading to the patio and swimming pool. There is a small raised patio area which is a suntrap in good weather. There is a fully fitted utility room with granite worktops and butler sink and space for 4 appliances and also a boot room which has shelving and coat rail with a door leading to an outside gated area, shed, log store, oil tank and heat exchanger for pool.

On the first floor there are four good sized bedrooms, bedroom 1 benefitting from large built in mirror wardrobes, rear aspect overlooking the garden and a door leading to an en suite bathroom with a white 3 piece suite, separate shower enclosure. Bedroom 2 enjoys bespoke built in wardrobes with hanging rails and shelving with matching door to an airing cupboard with brand new hot water tank, wall hung T.V., en suite cloakroom, fully tiled with wash hand basin, w.c., electric towel rail. There are double opening doors from this room to a fully tiled and refurbished bathroom with white suite of bath, wash hand basin w.c., under floor heating, chrome ladder heated towel rail, lighted mirror cabinet. This makes it en suite to this bedroom and a door from the hall means it can also serve bedroom 4. Bedroom 3 has a range of mirror fronted wardrobes with extensive shelving and hanging rails, door to fully tiled en suite, comprising w.c., wash hand basin, enclosed shower and lighted mirror cabinet, electric towel rail, electric under floor heating. Bedroom 4 has bespoke double built in wardrobe and window overlooking rear garden. Boarded and insulated loft with Slingsby ladder.

Externally, the gardens are predominantly south facing set in just under 1 acre having an extensive lawn area having to the immediate rear a brick paved patio with heated outside swimming pool. To the side of the garden is a gravel path which leads to a further small lawned area with steps to a paved area which has a pleasant view over the field beyond. To the right is a concrete path leading to a shrubbed area, built in compost bins and a garden shed. In the front a sweeping driveway leads to ample parking area to the triple garaging, double garage with electrically operated door with light and power and a single garage. Double garage has fitted wall units and ample shelving.

The superb home is very accessible to the nearby towns of Wimborne Minster and Ringwood. Access to London by car is via the M27 and M3 and there are regular mainline railway services from Poole and Salisbury to London and Waterloo. There are several excellent independent schools in the area including Dumpton, Sandroyd, Castle Court and Canford.

COUNCIL TAX BAND: G EPC RATING: E

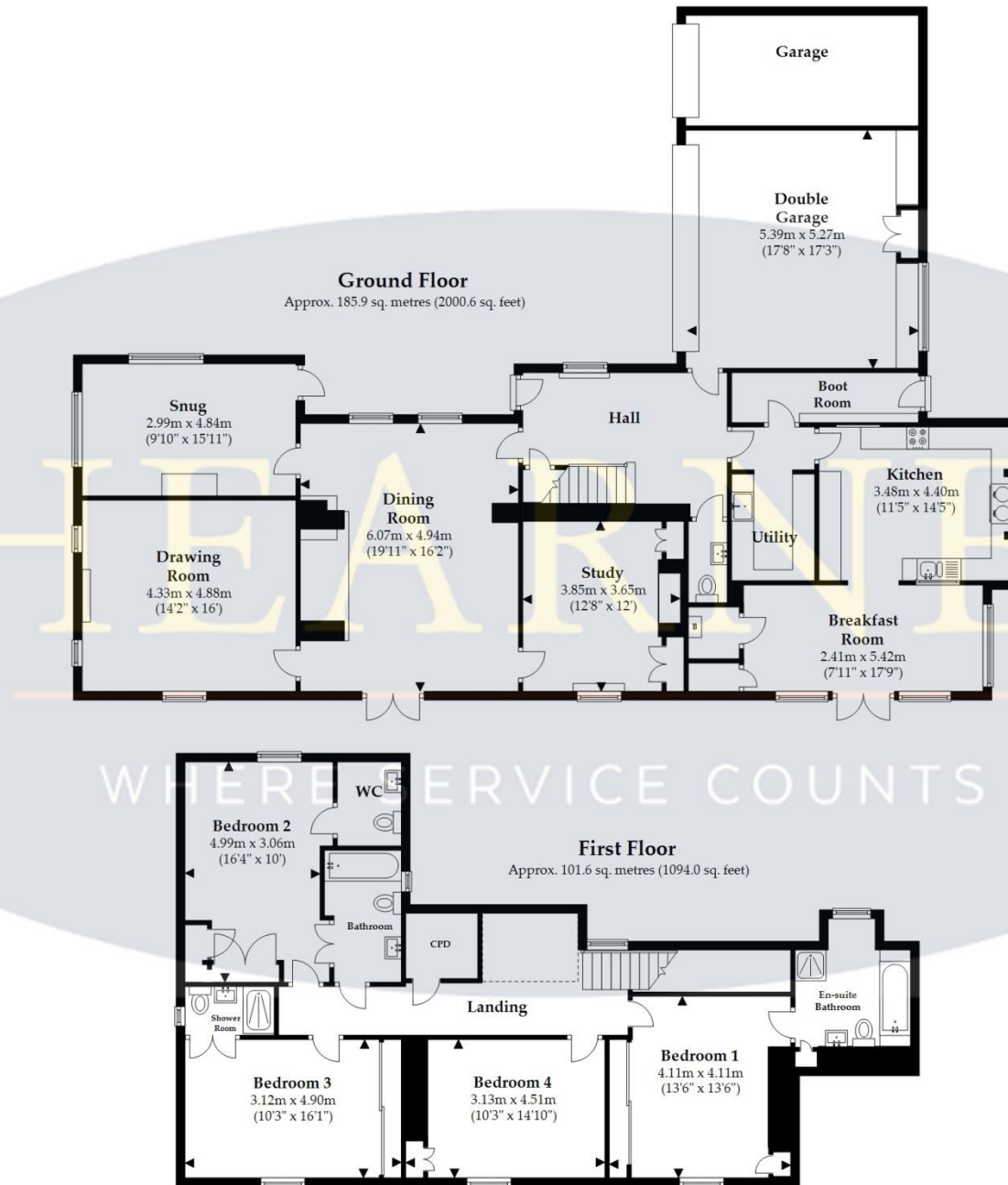








Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 287.5 sq. metres (3094.6 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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