



Wimborne, Dorset, BH21

SPENCERS
NEW FOREST





A magnificent example of a contemporary, yet homely architect designed home, extending to 7704 sq ft.

The Property

A magnificent example of a contemporary yet homely architect designed residence, built to an extremely high specification. This exquisite property extends to 7704 sq. ft. and is centrally positioned within an extensive plot. Benefiting from a sweeping gated drive, tennis court and indoor swimming pool, and fitted with the very latest in media, lighting and security technology.

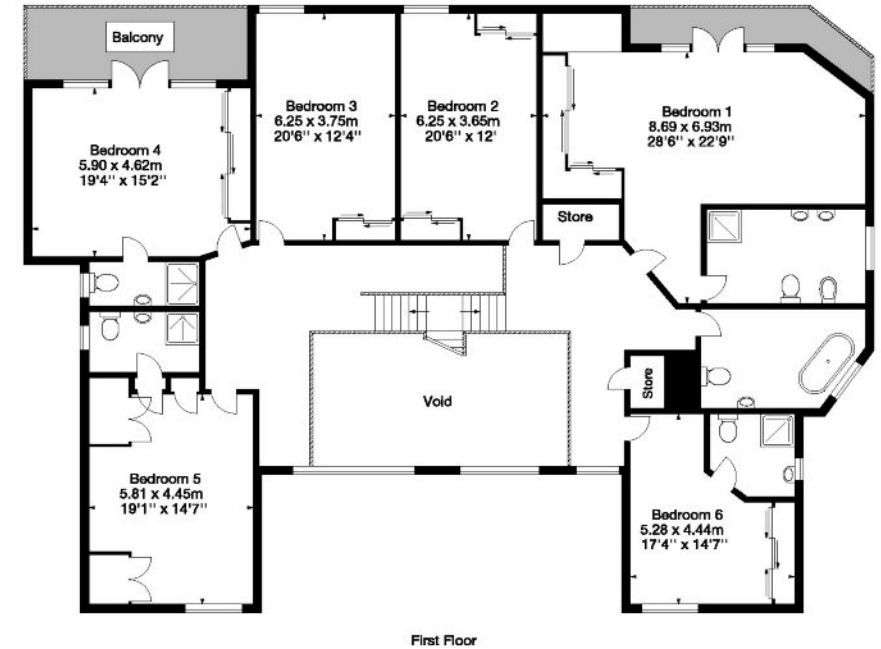
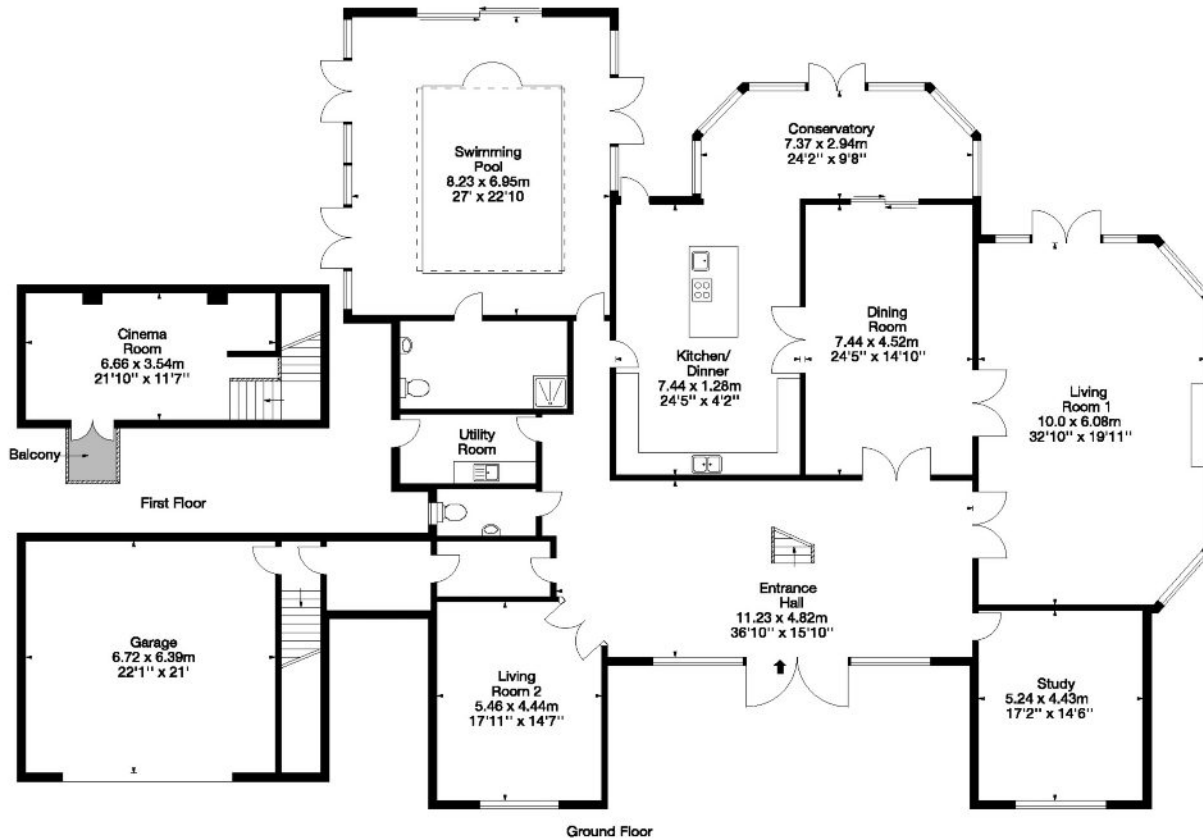
The spectacular entrance hall features an impressive American Oak staircase to a galleried landing with central Italian Crystal chandelier, finished with an attractive Porcelain tiled floor which continues through to both the kitchen/breakfast room and dining room. The lighting system throughout the house is Lutron, which can be programmed in various ways, and the modern gas central heating is distributed underfloor. The internal doors are made of solid oak and give access to the principal reception rooms, a ground floor cloakroom and useful separate utility. The Kitchen/Breakfast room is fitted with a range of modern high gloss units with quality Corian work surfaces and fully integrated with Gaggenau appliances. The Kitchen is open to the Family Room/Sun Lounge, with doors opening onto the extensive outdoor patio and overlooking the rear gardens. Adjacent is the spacious dining room, with double doors opening into the 32' Living Room which features an inset remote controlled gas flame effect fire, creating an attractive focal point and double doors opening onto the gardens. There are an additional two reception rooms, one of which is used as a home office, which comprises the central hub for the media system, and one which is used as a secondary lounge with an aspect to the front elevation, over the manicured lawns and tennis court.

To the rear of the ground floor is a separate pool room incorporating a heated pool, with triple aspect doors offering panoramic views of the gardens and making this an ideal pool to use in both summer and winter months.

From the magnificent open galleried landing are six double bedrooms, the master bedroom boasting a dressing area with custom built-in wardrobes, double doors onto a rear facing balcony, and a superb en-suite shower room finished with quality tiling and an inset television. Three of the remaining bedrooms benefit from beautifully appointed shower/wet rooms, with the third bedroom also comprising double doors onto a rear facing balcony. The separate family bathroom has been beautifully finished with intricate tiling and comprises a stylish roll top freestanding bath and twin wash stand.

FLOOR PLAN

Foxes Leap,
 Arrowsmith Road,
 Wimborne, BH21 3BE
 Approx. Gross Internal Area
 7704 Sq Ft - 716 Sq M
 (Including Garage)





The extensive grounds amount to approximately 6.67 acres and includes an area of natural woodland

Grounds & Gardens

The property is approached through wrought iron electric gates with intercom system to a remarkable sensor-lit paviour drive, which sweeps past the manicured front lawns and all weather tennis court, to a paved circular parking forecourt and helipad with water fountain. The extensive grounds amount to approximately 6.67 acres and consists of surrounding lawned gardens with an area of natural woodland and a southerly aspect patio adjacent to the rear of the property, ideal for alfresco dining. Furthermore there is a summerhouse housing a hot-tub.



Services

Mains Electric and Water
 Energy Performance Rating: B Current: 82 Potential: 85





The Situation

Foxes Leap is located in the popular Arrowsmith Road which has a rural and country feel, near to the attractive market town of Wimborne, which is approximately 3 miles away and offers a range of independent and high street shops, cafés and restaurants. There are convenient links to the larger towns of Poole (approximately 4 miles), and Bournemouth (approximately 7 miles) with excellent shopping and recreational facilities as well as a regular train service to London Waterloo, taking approximately 1 hour 45 minutes. Superb private schools in the area include Canford, Castle Court and Dumpton.

Directions



Viewing

By prior appointment only

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Wimborne's picturesque market square and quaint streets offer a mix of quality independents and high street shops

The Local Area

Wimborne combines a quintessential English market town with a 21st century lifestyle. Beneath the 12th century Minster, Wimborne's picturesque market square and quaint streets offer a mix of quality independents and high street shops, regular markets and a selection of cafes, restaurants and Inns. Other facilities include the Art Deco Tivoli Theatre, community hospital, recreation grounds for a variety of activities, and golf courses at Broadstone and Remedy Oak Golf Clubs. The larger coastal towns of Bournemouth and Poole with their beautiful beaches are approximately 10 miles south, whilst the easily accessible A31 links to Southampton (approximately 30 miles east via the M27), and London beyond (approximately a 2 hour drive via the M3/M25).

Points Of Interest

As the crow flies:

Waitrose, Wimborne	2.0 miles
Wimborne Minster	2.2 miles
Dudsbury Golf Course	2.6 miles
Bournemouth Airport	4.9 miles
Bournemouth Train Station	5.2 miles
Bournemouth Hospital	6.2 miles
Moors Valley Country Park	7.0 miles
David Lloyd, Ringwood	8.8 miles
Ringwood Town Centre	8.9 miles
Mudford Quay	10.1 miles



For more information or to arrange a viewing please contact us:

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