



£2,195,000

Gleddoch Arrowsmith Road, Wimborne, Dorset, BH21 3BD



EST. 1977

KEYDRUMMOND  
ESTATE AGENTS



# Gleddoch

Arrowsmith Road, Wimborne, Dorset, BH21 3BD

A spacious family home situated in 5.6 acres of secluded and private grounds. The property boasts four double bedrooms, an indoor pool complex and multiple reception rooms.

- SET WITHIN 5.6 ACRES OF FULLY FENCED GROUNDS
- SPACIOUS ACCOMMODATION ACROSS TWO FLOORS
- WELL PRESENTED THROUGHOUT
- INDOOR POOL COMPLEX
- ESTABLISHED LANDSCAPING
- PRIVATE & SECLUDED
- PROGRAMMED SENSOR GARDEN LIGHTING SYSTEM
- SPECIALISED WIFI/INTERNET SYSTEM

Local Authority bcp, Tax Band H, Tenure: Freehold



### *Location*

Arrowsmith Road is a highly desirable address, known for its distinctive, high-quality homes set within expansive, wooded grounds.

The historic Minster town of Wimborne offers a range of amenities including a branch of Waitrose, numerous cafés, bars, restaurants, and the popular Tivoli Theatre. Broadstone village centre, just 2.5 miles away, provides convenient everyday shopping, including an M&S Food.

The centre of Poole, approximately 5.5 miles away, offers extensive shopping, entertainment, and leisure facilities. Poole Harbour, famed for the sandy beaches at Sandbanks, as well as its excellent opportunities for yachting and water sports, lies around seven miles from the area. Regular train services run from Poole to London Waterloo, and the A31, connecting to the M27/M3 towards London, can be accessed via Wimborne.

There are well-regarded state schools in both Wimborne and Broadstone, along with prestigious independent schools in the region, such as Canford, Bryanston, Dumpton, Castle Court, and Talbot Heath. Sporting and leisure facilities include the David Lloyd Club in Poole, BH Live Active in Corfe Mullen, and championship golf courses in Broadstone, Ferndown, and Parkstone.

The area also offers excellent opportunities for walking and cycling, with scenic heathland trails around Broadstone and the 16.5-mile Castleman Trailway passing through the village.

### *Property Comprises*

Tucked away in a secluded setting, this beautifully situated home is positioned within 5.6 acres of well landscaped grounds. As you enter the property, a double-height entrance hall sets the tone, with a striking vaulted ceiling and galleried landing that flood the space with natural light. From here, you can access a guest cloakroom and a convenient coat cupboard. The main reception room is spacious and is centred around a limestone fireplace and connecting to the garden room—wrapped in windows and offering panoramic views of the landscaped grounds.

For working from home, the study is thoughtfully equipped with integrated storage and







desk space. A relaxed family room with a log-burning stove flows into the formal dining area and onwards to a sleek kitchen/breakfast room. The adjoining utility room provides ample storage and laundry facilities.

To the rear, a practical boot room leads to the driveway, garden, garage, gardener's WC, and the impressive indoor pool complex. Here, a heated swimming pool sits beneath high ceilings, complete with an electric cover, changing rooms, shower facilities, and a plant room housing state-of-the-art filtration and climate control systems. French doors open onto the terrace, creating a seamless indoor-outdoor space for year-round entertaining.

Upstairs, the galleried landing overlooks the entrance hall and enhances the home's feeling of openness. The principal suite is of a good size, with a spacious bedroom offering views over the grounds, a dressing room, private sun terrace, and a en-suite bathroom with twin basins, walk-in shower, and freestanding bath. A stylish guest suite enjoys its own en suite, while two further double bedrooms share a large family bathroom, also finished to a high standard.

Approached via automated gates, the sweeping driveway is laid in brick paviours and opens out into an ample turning and parking area. The double garage features an electric door, built-in storage, and houses the central heating boiler and water softener.



The gardens are a true highlight—mature, private, and rich in colour, with sweeping lawns framed by established rhododendrons and specimen trees. A woodland path weaves through the grounds, while a paved terrace to the rear offers the perfect setting for summer gatherings. There's also a generous garden store and, above the pool complex, a large loft room with its own access and existing services—ideal for conversion into an annexe or guest accommodation, subject to the necessary consents

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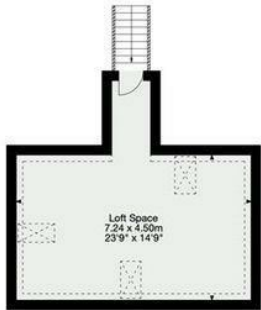
Gross Internal Area (Approx.)

Main House (Excl. Void) = 301 sq m / 3,239 sq ft

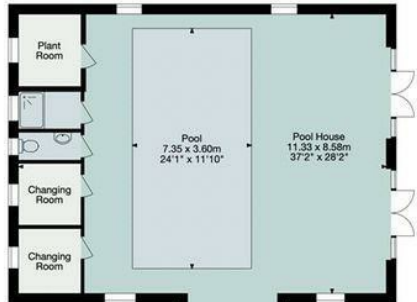
Pool House (Incl. Loft) = 135 sq m / 1,453 sq ft

Garage = 44 sq m / 473 sq ft

Total Area = 480 sq m / 5,165 sq ft



Loft (above Pool House)



Pool House



First Floor



Ground Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

