



Hillcrest

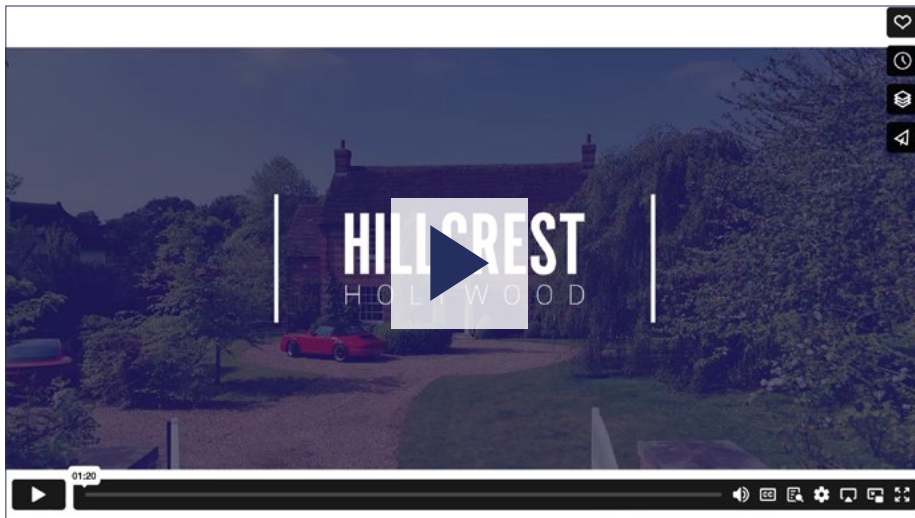
Holtwood, Holt, Wimborne, Dorset, BH21 7DR



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

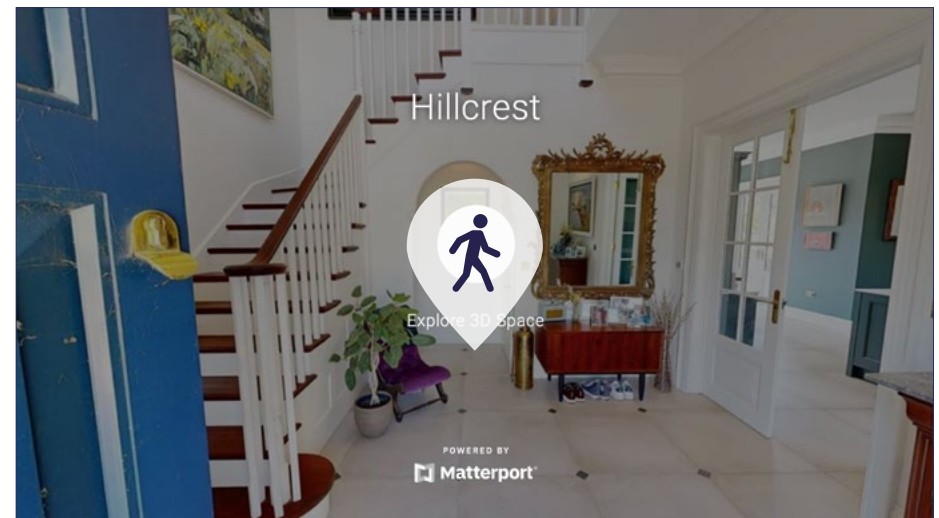
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™



This stunning home was designed by one of the area's leading architects.



This is a truly tranquil spot, perfect to relax and unwind.



The gates and driveway create a grand first impression.



It sits in approx. 1.9 acres of picturesque rolling countryside.



The interior is uber-stylish, blending the traditional and the contemporary.



This is modern living at its finest, perfect for families.



The L shaped living space zones for kitchen, dining and relaxed sitting.





The formal lounge has a feeling of opulence.



The study features bespoke cabinetry with inset lighting.







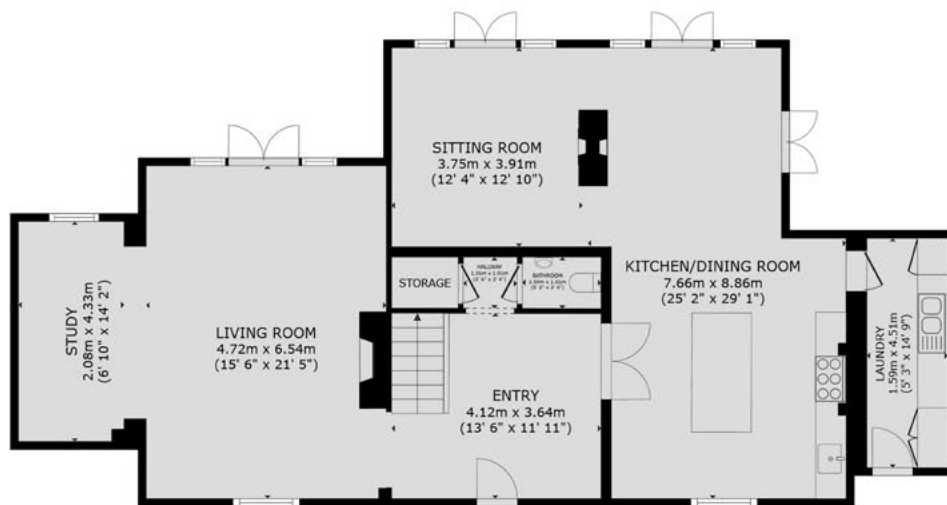
It looks as though it has sat in the mature grounds for generations.



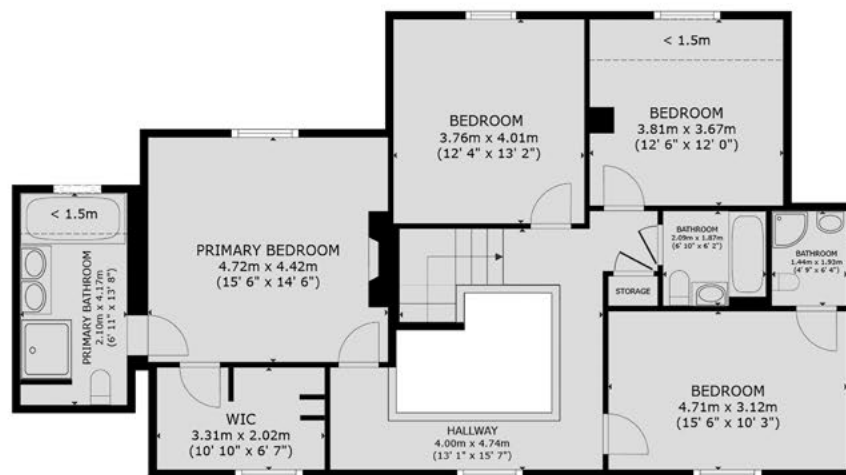


The grounds are beautifully kept and include a former stable block.

Hillcrest, Holtwood, Wimborne Minster, BH21 7DR



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
MAIN HOUSE: GROUND FLOOR: 1,353 sq. ft, 126 m², FIRST FLOOR: 1,107 sq. ft, 103 m²
 (EXCLUDED AREAS - REDUCED HEADROOM: 51 sq. ft, 5 m²)
TOTAL: 2,460 sq. ft, 229 m²
GUEST ANNEXE: 579 sq. ft, 54 m²
GARAGE: 577 sq. ft, 54 m²
OVERALL TOTAL: 3,616 sq. ft, 337 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Hillcrest is a rare gem set in nearly 1.9 acres of beautiful grounds in the pretty and sought after hamlet of Holtwood a short distance from Wimborne Minster. You would be forgiven for thinking it had featured in this picturesque countryside setting for generations but in fact it was built by one of the area's leading architects and completed little more than five years ago.

As such it benefits from modern standards of construction with luxuries such as under floor central heating to much of the house, an air source heat pump and modern insulation combined with high ceilings, beautiful skirtings, architraves and a simply stunning decor.

There is a total built form of around 3,600 square feet which includes the main house as well as a one bedroom guest annexe and oversized garage. The principal accommodation includes four bedrooms, three bathrooms and modern family reception rooms comprising an L shaped kitchen / family room, formal living, feature study and a wonderful galleried reception hall.

The formal garden includes a private sun terrace and the extended grounds are some of the prettiest we have seen. The turning circle on the gravel driveway certainly imbues the house with a sense of arrival and it completes a picture-perfect scene. Unusually, Hillcrest benefits from mains sewerage connection.

- Recently constructed
- Stunning design by a leading architect
- Air source heat pump and under floor heating
- Grounds of just under 1.9 acres
- Stunning setting
- Built form of circa 3,600 square feet
- One bedroom guest annexe
- Beautiful interior
- Set in beautiful countryside
- Sought after location

Details

Guide Price: OIEO £1,750,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

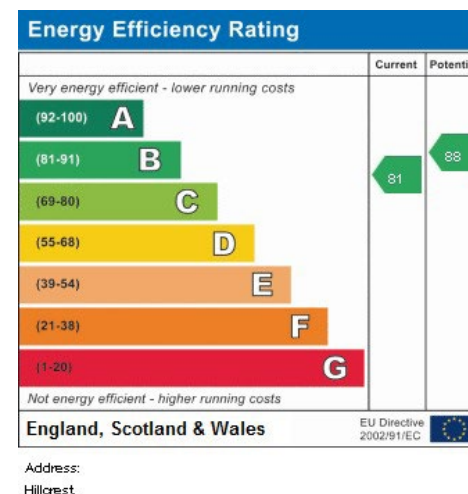
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £136,250**
Additional Home £192,500**
** based on guide price

Council Tax: Band G
2024/2025 £4,014.47pa

EPC:





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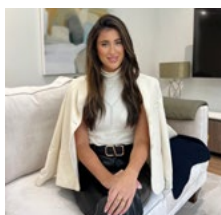
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Property Ref: 0958



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.