



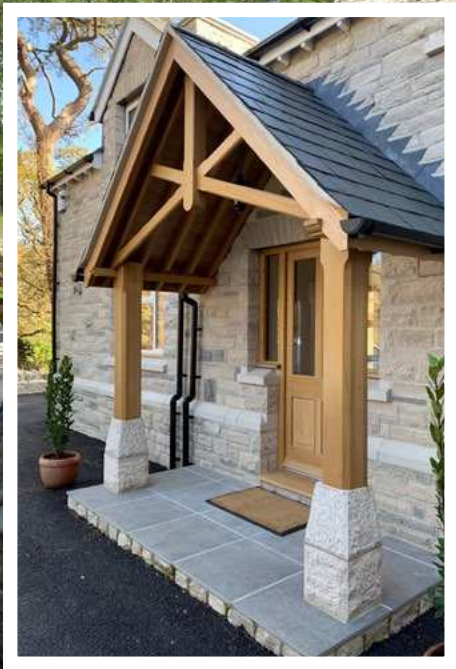
Syldata

Arne

BH20 5BJ

**SOPHISTICATED NEW BUILD 4 BEDROOM
HOME SET IN AN ACRE OF LANDSCAPED
GARDEN IN DESIRABLE LOCATION
WITHIN NATURE RESERVE**

**ALBURY
& HALL**





The Arne peninsula is situated on the edge of Poole Harbour and about 4 miles from the ancient Saxon town of Wareham and the historic village of Corfe Castle.

Along the southern and western sides of Poole Harbour are extensive marshes and reed-beds providing a haven for wildlife and managed by the RSPB.

From the lookout hill near Shipstal Point there are extensive views from the Arne peninsula across the harbour to Poole and Hamworthy, the islands of Brownsea, Furzey, Green Island, Round Island and Long Island, with Corfe Castle and Purbeck Hills to the south.



Set in 1.073 acres of garden, Syldata is a sophisticated new build of Purbeck Stone under a slate roof, with traditional external features including dormer windows, low decorative stone return plinths and oak framed front porch and rear patio doors.

It is a spacious and light property and sits comfortably in the extensive gardens and natural woodland surroundings. The proximity to amazing walks, RSPB Nature Reserve, Shipstal Beach, Poole Harbour, sea activities and wildlife all extend the quiet, peaceful and relaxing location. The Entrance Porch effectively frames the Front Door which opens into a large Hallway with doors leading off to all ground floor rooms and a beautiful oak staircase leading to the first floor.



To the left, double glass panelled doors lead into a full width triple aspect Sitting Room, a light and spacious room with stone fireplace, incorporating a modern wood burning stove and oak patio doors opening on to the terrace. A second door from the Hallway opens into a Study overlooking the garden, this room could be used as a Snug or extra Bedroom. There is plenty of storage under the stairs, with a cupboard and deep pull out drawer. To the right of the Hallway there is a Cloakroom with w.c. and washbasin. The Kitchen/Dining Room is an impressive space, designed and installed by Kitchen Elegance with LEICHT units and polished stone worktops surrounding three sides and a large centre island/breakfast bar.

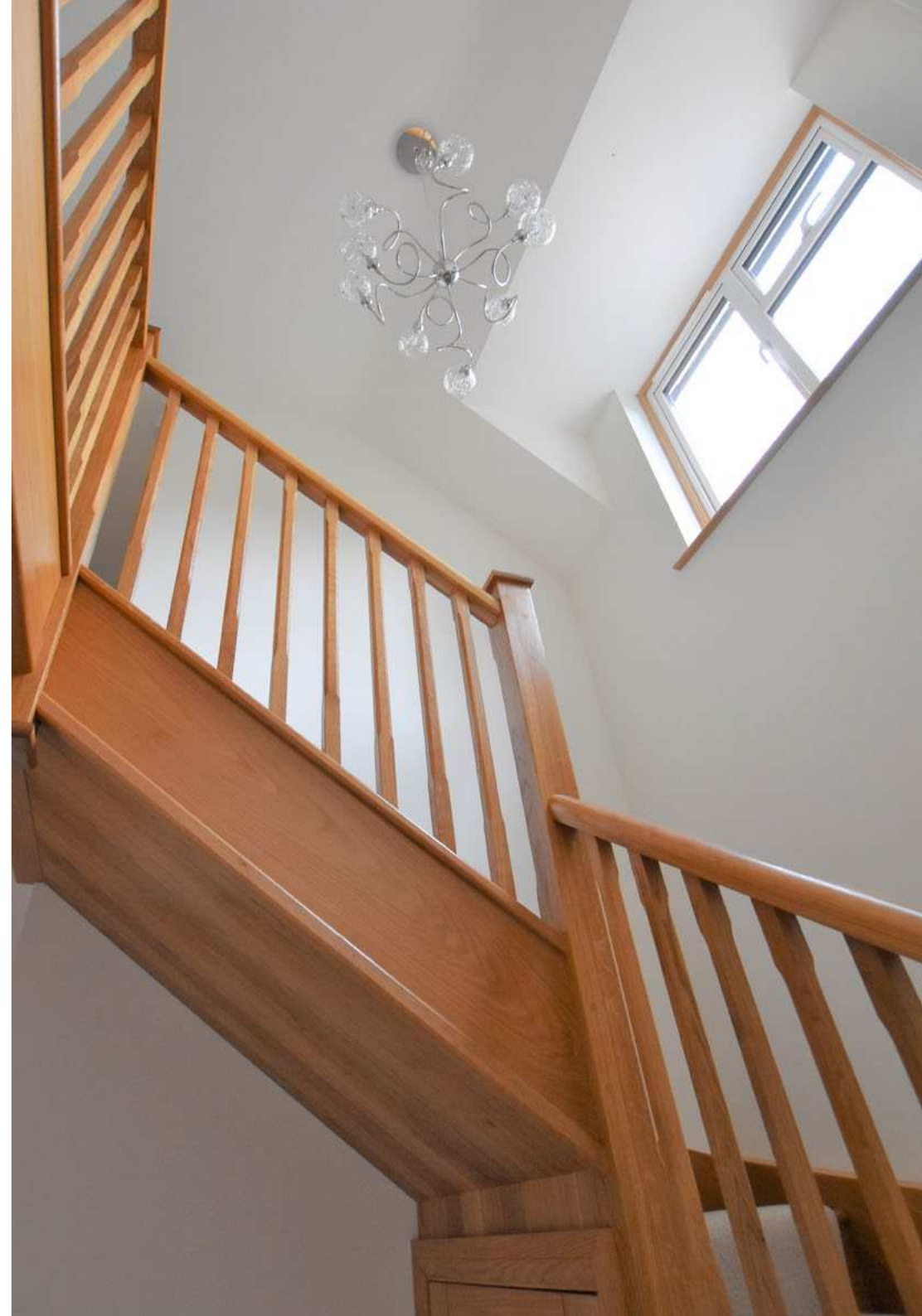






Incorporated within this outstanding kitchen are a selection of NEFF appliances including Hob, Extractor Hood, Double Oven/Microwave, Dishwasher, full size Fridge with Freshsafe salad and vegetable drawers, undercounter Freezer, and CDA Wine Cooler. A double inset sink incorporates a Quooker tap and Insinkerator food waste disposal, and there are pull out rubbish & recycling bins for easy removal.

There is a large stone fireplace integrating a modern wood burning stove and a feature oak framed box window with side glass panels and patio doors opening onto the rear terrace, all this succeeds in making this whole room into a very social and comfortable living space. Leading off the Kitchen is a Utility Room which has access to the Double Garage and the back door opening to the side of the house.







The Utility Room is plumbed ready for washing machine and space for tumble drier, there is a sink, a selection of units matching the Kitchen with one wall completely fitted out with storage cupboards and full height NEFF Freezer. Another door off the Kitchen is a small room containing the backbone of the data/communications/security/tv/central heating isolation valves. First Floor – Four bedrooms all lead off the landing, the first is a beautiful Master Bedroom Suite, with dressing room/walk in wardrobe and En Suite bathroom. The Bedroom is an ample triple aspect room with views over the front and rear garden, a light room with scope for comfortable seating to make a quiet retreat. The fully tiled En Suite is luxuriously designed and fitted by Bathroom Elegance, the centre of the room is taken up with a fabulous free standing bath, a large walk in shower, wash basin with vanity unit and touch light mirror above, w.c and heated towel rail complete this room.



Bedroom 2 is a double room with built in wardrobes and window overlooking the rear garden and pond. Along the landing is a walk in linen/storage cupboard with built in slatted shelves and roof hatch to loft space. Bedroom 3 is a dual aspect double room with views over the rear and side garden and built in wardrobes.

The Family Bathroom is fully tiled and designed by Bathroom Elegance and comprises a bath, walk in shower, w.c. and wash basin with vanity unit and touch light mirror above. Bedroom 4 is a second Master Bedroom or Guest Suite a substantial triple aspect room overlooking the side and front garden with built in wardrobes and capacity for a comfortable lounging area.



The fully tiled En Suite comprises of curved walk in shower, wash basin with vanity unit, touch light mirror, heated towel rail and w.c. Ground floor underfloor heating with tiled Utility, Kitchen/Diner all other rooms are carpeted. Upstairs fully carpeted with tiled bathrooms and radiator heating. Ceiling lights throughout the property with feature lights in Kitchen and Stairway. No mains drainage, new waste system. External and internal Purbeck Stone provided and hewn by highly skilled local craftsmen. The large double Garage has electric overhead doors and houses the electric boiler, heat source control panels and all electrics. Electronic Entrance Gates controlled by BPT video gate entrance system with panels in the Kitchen and Entrance Hall.





Outside – Purbeck Stone wall and pillars support the wrought iron electronic entrance gates, leading into a stone wall edged sweeping drive to the front of the house and garage with plenty of parking space. A combination of post and rail fencing, stone walls and wire fencing surround the property adding character to the landscaping and blending the tended garden with the wildlife garden and the nature reserve beyond. A sunken pond provides another area for wildlife and tranquillity in the garden with established trees and shrubs blending seamlessly with the surrounding woodland. The social part of the garden is a generous paved terrace with level lawn adjoining, a sunny aspect for most of the day/evening providing a very useable family space to sit, play and dine. Exterior and garden lighting brings this space to life after dark.



Viewing by appointment through:

ALBURY & HALL, 10 North Street, Wareham, Dorset, BH20 4AF

01929 666 000 wareham@alburyandhall.co.uk alburyandhall.co.uk

ALBURY & HALL (Wareham) Limited. Registered in England & Wales Company No. 12235757

**ALBURY
& HALL**