



The Auld Laundry  
Bloxworth, BH20 7EF

£1,195,000



# The Auld Laundry

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The Auld Laundry in the delightful village of Bloxworth situated 5 miles west of Poole. is a remarkable transformation of agricultural structures into a unique and charming residential property surrounding a courtyard and with gardens overlooking surrounding countryside. This property further offers opportunities for home and income and has planning permission granted for a detached annexe with separate access.

With origins dating back to the 1800s, substantial refurbishments were carried out in 2000. Crafted from a combination of cobb, render, and brick, crowned by a tiled roof, this property exudes a timeless charm coupled with modern comfort.

The hub of this home is the modern fitted kitchen /breakfast room, characterised by its vaulted ceiling, slate tile flooring, and units with granite worktops. The adjoining dining area boasts an electric wood burner and French doors lead on to the courtyard. The spacious dual aspect formal dining room also with vaulted ceiling and painted beams has French doors opening onto the garden with countryside views. The sitting room which has wood fired log burner, again has a vaulted ceiling and features doors onto both the garden and courtyard.

The master bedroom offers a unique retreat, with a range of built in wardrobes and storage and newly re-fitted ensuite shower room accessed via a spiral staircase.

On the ground floor are two further double bedrooms each with their own ensuite facilities and ascending to the upper level is a fourth bedroom with ensuite bathroom and an office/study.

The property has been successfully used as a holiday let working alongside the main accommodation (annexed) and prospective purchasers are advised to discuss this with the agent further.

Externally, the property is accessed via secure electric gates leading to a driveway with parking and double carport. The rear garden, predominantly laid to lawn, encompasses a spacious decked area ideal for outdoor relaxation while offering captivating vistas





. The property layout revolves around the central courtyard, augmented by an open barn utilised as an outdoor kitchen, providing the ultimate entertaining space. A hardstanding situated in a secluded corner of the garden, boasting separate lane access, holds the potential for conversion into a separate annexe, with planning approval already secured for the main structure.

The Auld Laundry enjoys proximity to Bere Regis and Lychett Matravers. Furthermore, convenient access to the A31 facilitates effortless travel to London and beyond. Outdoor enthusiasts will appreciate the property's proximity to the Jurassic Coast, New Forest National Park, Poole Harbour, and renowned sandy beaches.



Square Footage: 3,218 sq ft



**The Auld Laundry, Bloxworth, Wareham, Dorset BH20 7EF**  
**Gross Internal Area (Approx)**  
**Main House 305 sq m/3,281 sq ft**  
**Barn 26 sq m/282 sq ft**  
**Shed 9 sq m/94 sq ft**  
**Total Area 340 sq m/3,657 sq ft**



## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

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



Area Map

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