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HOLTWOOD
WIMBORNE, BH21 7DS

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £1,750,000

This exceptionally well presented family home is set in generous grounds along a quiet private road in a rural location north of Wimborne. The current owners have extensively refurbished the property to create this stunning home which also includes a collection of outbuildings providing opportunity for various uses - currently a gym, dance studio and a self contained two bedroom annexe - ideal for multi-generation living and modern family living. The main home provides spacious, light and versatile accommodation including on the ground floor, a large, welcoming entrance reception with vaulted ceiling and sky lights providing plenty of natural light.

The hub of this home is undoubtedly the very large, open plan kitchen/dining room - superbly presented with vaulted ceiling and rooflights providing natural light above the exposed timber beams. The traditionally styled kitchen has a comprehensive range of base and wall units and built-in/integrated appliances, as well as a large island unit. Laid throughout with quality floor tiles, there is ample floorspace for dining table and chairs and lounge seating around the exposed brick fireplace fitted with woodburning stove. Bi-fold doors open to the rear and an adjoining family room offers further social space - a dual aspect room with two sets of bi-folding doors. A separate sitting room provides a quiet space for entertaining. There are three bedrooms on the ground floor - two of which have adjoining dressing rooms and ensuite and there is also a separate bathroom and a shower room, along with a utility room with door leading to outside. The first floor provides the master suite - a well proportioned bedroom with adjoining dressing room and stylishly appointed ensuite.

Outside there is an outdoor swimming pool and a collection of outbuildings, all refurbished to a similar high finish and these currently include a gym and adjoining dance studio/hobbies room, an outside kitchen with WC, a games room and two further outbuildings. Notably too there is a delightful, two bedroom self-contained annexe with its own outside space. There is ample off road parking and a double car port.

A truly unique home with so much to offer - viewing is highly recommended!

LAND AVAILABLE BY SEPARATE NEGOTIATION.



EPC: D

Council Tax Band: G

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

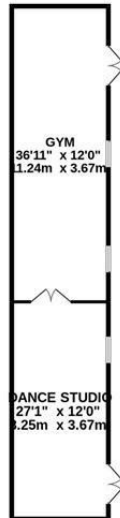
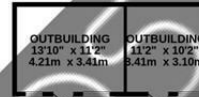
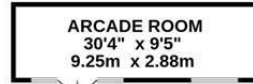
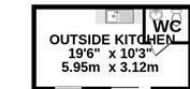






GROUND FLOOR
4829 sq.ft. (448.6 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 5458 sq.ft. (507.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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