



4, Stour Walk, Throop Village, Bournemouth, Dorset

This beautifully presented and well cared for family home has a distinctive semi-circular design and is set in a sought-after location offering stunning walks of the stour valley way, access to the River Stour and fishing opportunities coupled with the historic Throop Mill and only a short distance from Castlepoint shopping centre.

Guide Price
£475,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

4, Stour Walk, Throop Village, Bournemouth, Dorset, BH8 0BZ

- Excellent location with river walks a stone's throw away
 - Large and deceptive accommodation with a study
 - Two bath/shower rooms
 - Three reception rooms and a large conservatory
- Off road parking, an open carport, and a closed garage
- Close distance to Castlepoint shopping centre and its array of shops, eateries and banks
- A few hundred yards from the historic Throop Mill, Holdenhurst Village and the local Holdenhurst Church
 - Holdenhurst Village & local Holdenhurst Church

Viewing strictly by appointment
Symonds & Sampson
01202 843190





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Upon entering the property's hallway access is given to the downstairs w.c. and sink and unfolds to the ground floor bedroom four or study, which overlooks the front and horses, and their riders can often be seen passing by. The study/bedroom four has a multitude of possible uses. The home boasts a large light filled living accommodation such as the open plan sitting/dining room with a feature central electric fireplace as well as an open area for entertaining with a six seated table and chairs and double doors lead to a large southerly facing conservatory which overlooks the private patio and lawned garden which is entirely pet friendly. From the dining area double doors lead to the kitchen/family room which is well equipped with a range of built in appliance such as a dishwasher, fridge/freezer, water-softener and offers a modern feel plus ample space for a

dining table. If desired, this room could easily be incorporated into the sitting/dining room by removing the stud and glass partition wall. Upstairs are three further bedrooms, all with fitted cupboards, one single bedroom with a Velux window and two double bedrooms one with an ensuite shower and a separate family bathroom. This wonderful home recently had newly installed double glazing fitted throughout, assisting with efficiency and sound.

Outside

To the front of the property, is a central pathway which leads to the front door. On either side of the path is a lawned frontage with flower and small shrub borders at the base of the house as well as two more mature trees. The rear is deceptive as there is a large side garden, ideal for sheds, BBQ's or storage as well as a well presented garden to the rear which is laid to lawn with tree/shrub and hedge borders. The garden is pet and child friendly whilst being totally enclosed. The garden will have an array of colour throughout the seasons. A rear pedestrian access leads to the open carport, the closed garage and further private parking.

Tenure
Freehold

Council Tax Band: E
EPC: D

Situation

Throop is a beautiful village on the outskirts of Bournemouth and enjoys a plethora of wonderful river and countryside walks. The neighbouring village of Holdenhurst has a beautiful church and access to the Littledown leisure centre is only a short distance which is opposite the Royal Bournemouth Hospital. Bournemouth is a coastal town with 7 miles of sandy beaches on the south coast. Bournemouth town centre has superb train links to London Waterloo and the West Country. Bournemouth's bustling town centre boasts a pedestrianised high street and Victorian arcades, department stores, high street favourites, and independent retailers. The upmarket Westover Road includes the Bournemouth International Centre and Bournemouth Pavilion Theatre, and a bit further out are the picturesque market towns of Ringwood and Wimborne. A short drive in both

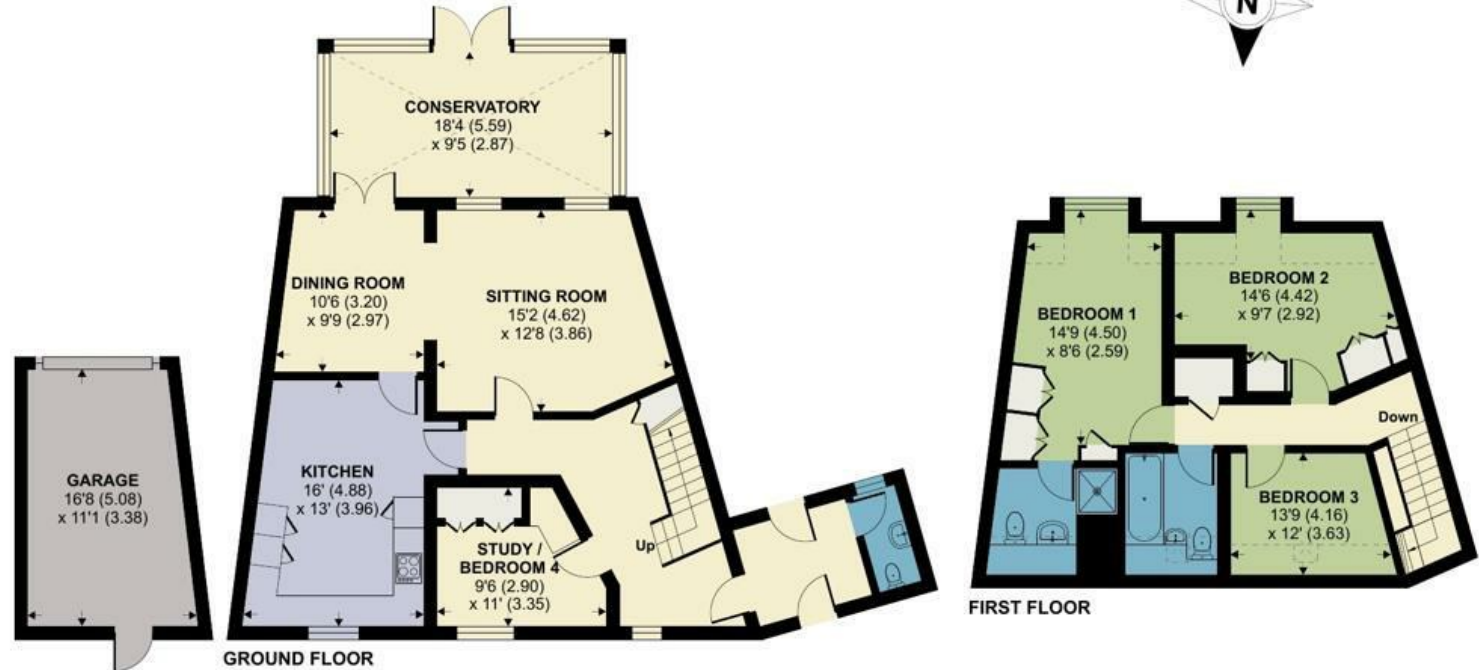
directions lie the New Forest National Park and the award winning Sandbanks beaches with a modern shopping centre 'Castlepoint' located just five minutes by car.

Directions

From Wimborne office take the A341 passing through Canford Magna and Bear Cross and Kinson. Take Whitelegg Way /A347. At the roundabout take the first exit on to Wimborne Road/A3060 and continue to follow this road. Turn left onto Muscliffe Lane and then the next left onto Broadway Lane and then right on to Throop Road and right onto Stour Walk and the property will be found on the left hand side identified by our for sale board.

Stour Walk, Bournemouth

Approximate Area = 1686 sq ft / 156.6 sq m (includes garage)
 Limited Use Area(s) = 104 sq ft / 9.6 sq m
 Total = 1790 sq ft / 166.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	68	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Symonds & Sampson. REF: 957148



WIM/IJ/MAY24



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