



Throop Road, Bournemouth,

A truly exquisite, Grade II listed quintessential English cottage with cobb walls and a intricate thatch coupled with modern extensions connecting the original home with modern areas we all crave and desire boasting unrivalled and stunning river frontage and a glorious garden.

Guide Price

£900,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Throop Road, Bournemouth, BH8 0DN

- A stunning riverside home
- Beautiful views over the river Stour
- A peaceful and tranquil village setting
- Lots of charm, character and period features
- Ample room for improvement or extensions (STP)
 - Grade II listed with a thatched roof
 - Ample parking and a garage
- Stunning gardens cascading towards the river

Viewing strictly by appointment through
Symonds & Sampson Wimborne Sales Office
on 01202 843190





A truly exquisite, Grade II listed quintessential English cottage with cobb walls and a intricate thatch coupled with modern extensions connecting the original home with modern areas we all crave and desire boasting unrivalled and stunning river frontage and a glorious garden.

The cottage itself has a great deal of versatility and areas which could be improved/changed if required.

The cottage has beautiful charm, character and period features. Originally forming part of the Malmsbury estate and has never before been placed on the open market, therefore this truly is a unique opportunity.

Internally the home boasts a panelled entrance hall, as well as a boot room/w-c which also acts as the plant room housing the mega flow water cylinder and boiler.

The kitchen family room is large with modern appliances and this area was a later addition and seamlessly blends the original character of the cottage with a modern room, fabulous for entertaining. From the kitchen/family room is a rear utility and entrance with ample space for coats and further storage, a secret wine cellar lies beneath the floor but is currently not used by the present owners.

The sitting room is in the original cottage and the large inglenook fireplace commands attention and offers wonderful visual history.

From the sitting room is a ground floor bedroom four, study or music or hobbies room. This area is versatile and would be used for a wide variety of reasons. The inner hallway is large enough to become a study or a hobbies room and could free up the bedroom four.

Upstairs is a stunning landing/bedroom three with a large, vaulted ceiling exposing the original beams and giving a superb sense of space. This room enjoys a feature fireplace and could be used as another entertaining area or reception room giving elevated river views. The second bedroom is large and boasts an-suite facilities as well and elevated views across open countryside. The master bedroom is large and currently acts as a suite by using the main bathroom.

The garage is attached to the property, another latter extension and could be incorporated into the home and could make a further reception room with glass doors/window overlooking the river. There is ample parking and space for a oak framed garage or carport (all naturally STPP)

Externally is where this home really offers something very special indeed. Backing onto the River Stour and enjoying an abundance of superb colour, wildlife, and secret valley whilst the lawns slowly cascade towards the river itself. The gardens approach 0.75 acres and has well placed terraces, eating areas and entertaining space. The current owners daughter got married on the lawns with a large marquee and she has an extended family in the form of two swans, many ducks and moorhens and several signets who often visit.

Outside

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The cottage is surrounded by lovely gardens. The family have been keen gardeners for many years and have embraced a wildlife friendly approach. The 200m riverside banks offer wonderful views over the river, with its abundant wildlife including swans, ducks, coots. The mature landscaped grounds include large specimen trees which host an abundance of birds and wildlife. There are collections of camellias and azaleas

underpinned by a succession of spring flowering bulbs. The secret valley offers a stepped rockery displaying many varieties of fern offering a cool shady walk during the summer months. There are well stocked herbaceous, rose, and herb beds, as well as a long shrub border on the western boundary. Altogether a little bit of paradise.

Mains electricity, gas, water and drainage. Gas central heating system.
Thatch re-ridged 2020 (Agents Note - A small section of the garden has public fishing rights which can be explained on site or by telephone)

Situation

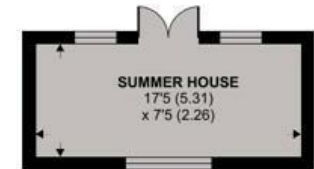
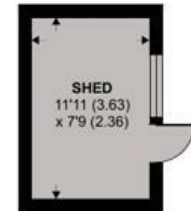
Located in Throop Village which is a unique semi rural setting surrounded by open countryside with a beautiful period mill and easy access to London, with excellent commuter links to Bournemouth, Southampton and Poole. Close by is Bournemouth town centre with superb train links to London Waterloo and the West Country 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 or a few minutes by foot taking the cut through 'Yeomans road'. Bournemouth hospital is within walking distance.



Throop Road, Bournemouth

Approximate Area = 2103 sq ft / 195.4 sq m (includes garage)
 Limited Use Area(s) = 107 sq ft / 10 sq m
 Outbuilding = 191 sq ft / 17.7 sq m
 Total = 2401 sq ft / 223 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 949282



WIMB/NW/Sept



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