



Symonds  
& Sampson

Woodlands  
Wimborne, Dorset

# Bethel

Woodlands  
Wimborne  
BH21 8LX

A stunning equestrian home with grounds of 4.58 acres set in a sublime location with a large double barn which has annex potential (stpp).



- A stunning home with land measuring 4.58 acres
- Three bedrooms, three reception rooms, two bath/shower rooms
- Double garage, parking for numerous vehicles and completely private
- A large detached barn with excellent potential for an annex (stpp)
  - Boot room, utility and potential for a fourth bedroom
- Sublime walks and wonderful hacking out across bridle paths
  - A large private garden

Guide Price **£975,000**

Freehold

Wimborne Sales  
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## THE PROPERTY

A stunning equestrian home with grounds of 4.58 acres set in a sublime location with a large double barn which has annex potential (stpp). This home has direct access to bridle paths, wonderful walks via local footpaths and is presented in beautiful decorative order. The home has its own separate and private gardens to the land. A double garage, and tack/feed room and ample parking are also offered.

## ACCOMMODATION

Entrance boot room, ground floor double bedroom, ground floor shower room, a large kitchen/family dining room. A separate conservatory with UV film reflecting sunlight to keep cool, a stunning sitting room with a feature woodburner, a delightful galleried landing overlooking the family room, A further double bedroom, a family bathroom and a statement master suite with ample storage. Underfloor zonal heating to the ground floor, a detached double garage, parking for numerous vehicles, tack/feed room and a large detached double barn which could be converted to an annex (stpp)

## OUTSIDE

A large shingled drive provides parking for up to eight vehicles, a double garage, access around the property, a large rockery and patio area with a historic water feature, and a large private garden area laid to lawn.

The home owns the access and tracks leading through the land, with the majority of the fields being to the rear of the home all have good defining boundaries, several gated access points and a track system for horses and easy rotation.

## SITUATION

Situated in Woodlands which has close proximity to larger towns and cities such as Wimborne, Verwood, and Fordingbridge. The local road links give excellent access to London and Winchester, whereas the local facilities have beautiful walks and riding.

## DIRECTIONS

What three words [elms.item.meatball](#)

## SERVICES

Oil central heating  
Private drainage  
Mains water  
EPC rating - D  
Council Tax Band - E

## MATERIAL INFORMATION

Mobile phone and broadband reception is available and more information can be found on the ofcom website.



# Woodlands, Wimborne

Approximate Area = 1546 sq ft / 143.6 sq m(excludes void)

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 385 sq ft / 35.8 sq m

Outbuilding = 969 sq ft / 90 sq m

Total = 2940 sq ft / 273.1 sq m

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 57                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Symonds & Sampson. REF: 1345016



WIM/NW/Sept2025



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