

An aerial photograph of a modern residential property. The house features a combination of red brick and dark wood cladding. It has a dark grey tiled roof and large, dark-framed windows. A curved brick wall separates the house from a green lawn. The background shows a wooded area with trees in autumn colors.

HEARNES

WHERE SERVICE COUNTS

**Holtwood
Wimborne, Dorset, BH21 7BZ**

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FREEHOLD PRICE: £575,000

An impressive four bedroom detached bungalow combines contemporary style with high quality finishes throughout. Built to an exceptional specification the property features a superb kitchen, open plan living/dining area, under floor heating, a separate utility room and private rear gardens set in a peaceful hamlet of Holtwood.

- Exclusive countryside setting in Holtwood
- Private electric gated development
- Entrance hallway with stone flooring and modern cloakroom
- Open plan kitchen/dining/living area. Superb kitchen with range of base and eye level units with stone worktops, central island with inset hob and extractor fan, breakfast bar, adjacent oven and grill, integrated dishwasher and fridge freezer. Space for dining table and chairs, living area with log burner. Timber flooring, triple aspect with French doors to garden
- Separate utility room with fitted cupboards and space for washing machine and tumble dryer
- For impressive bedrooms
- Main bedroom with modern fitted wardrobes and large en suite shower room
- Modern family bathroom with bath and shower over, vanity unit with wash hand basin, low level WC and ladder style heated towel rail
- Good size study
- Energy efficient air source heat pump heating system
- Underfloor heating throughout
- Aluminium double glazed windows and doors
- Security alarm system
- Michelmersham brick elevations, Dorset-grown Douglas Fir cladding, natural slate roofing
- Maintenance charge: We understand from the vendor the maintenance charge is approximately £83 per month for communal gardens and sewage treatment plant
- Outside: Electric gates give access to communal development with visitor parking spaces leading to allocated parking space. The gardens are laid to lawn with patio area enclosed by brick walling and panel fencing

This superb home is very accessible to nearby towns of Wimborne Minster, Ringwood and Poole. Access to London by car is via the M27 and M3 and there is a regular mainline railway service from Poole and Salisbury to London Waterloo. There are several excellent independent schools in the area including Bryanston, Canford, Claysmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

COUNCIL TAX BAND: E EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

Ground Floor

Approx. 116.7 sq. metres (1255.9 sq. feet)
(excluding Porch)



Total area: approx. 116.7 sq. metres (1255.9 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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