
HEARNES
WHERE SERVICE COUNTS
Holt, Wimborne, BH21 7DZ

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FREEHOLD PRICE: £995,000

A superb bespoke family home which is the first time to the market since 1967 and rebuilt and designed by the owners in 1991 with great attention to detail throughout. The property has four double bedrooms, three bathrooms, two reception rooms, kitchen/ diner, separate utility room and double garage set on approximately 1.3 acres of landscaped grounds situated in the middle of Holt Common National Park.

- Entrance hall with tiled floor
- Dual aspect handmade solid oak kitchen with Corian worktops and fitted sink, integrated dishwasher, five ring gas Range cooker with griddle, walk in pantry, integrated fridge freezer and tiled floor
- Separate utility room with a range of fitted units, inset sink and space for washing machine, fridge and tumble dryer
- Dual aspect ground floor bedroom/study with handmade fitted furniture containing a pull down bed. This room has private access to the shower room
- Shower room with non-slip floor, a corner shower, WC and wash hand basin set in a vanity unit
- Quadruple aspect large family living room with inglenook fireplace and wood burning stove, double glazed sliding French patio doors at both ends
- Spacious landing with large double door storage cupboard, window with front aspect and large drop down staircase giving easy access to boarded loft
- Four double bedrooms, three offering dual aspect all with garden/forest views and all with fitted wardrobes, two with wash hand basins
- The main dual aspect bedroom has a range of handmade fitted wardrobes and an en suite shower room with double shower cubicle, wash hand basin set in a vanity unit and WC
- Family bathroom with large airing cupboard, heated towel rail, shower over the bath and wash hand basin set in a vanity unit
- Joinery and staircase made of solid oak
- Outside: The property sits on a slightly elevated plot with forest views and has approximately 1.3 acres of landscaped grounds with a large range of mature shrubs and trees, an orchard and a large, netted area for fruit growing. There is a double garage with stairs to loft space and electric ' up and over' door and ample off road parking

Holt is a sought after location, just 3.5 miles from Wimborne town centre. Wimborne offers an array of shops, restaurants and leisure facilities as well as numerous churches of various denominations, excellent schooling in both the state and independent sector and a variety of public houses.

COUNCIL TAX BAND: F EPC RATING: F

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.





















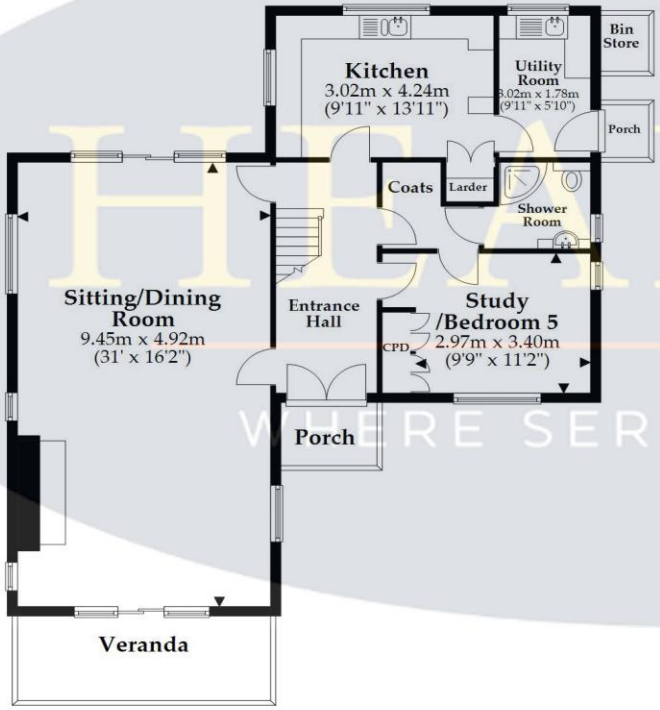
First Floor

Approx. 86.2 sq. metres (927.5 sq. feet)



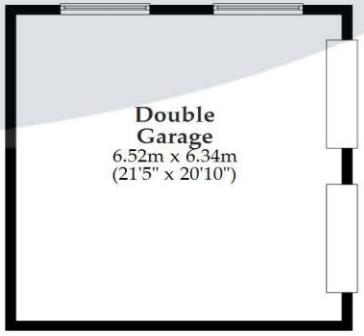
Ground Floor

Approx. 96.4 sq. metres (1037.1 sq. feet)



Garage

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 223.9 sq. metres (2409.5 sq. feet)

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

LJT Surveying

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