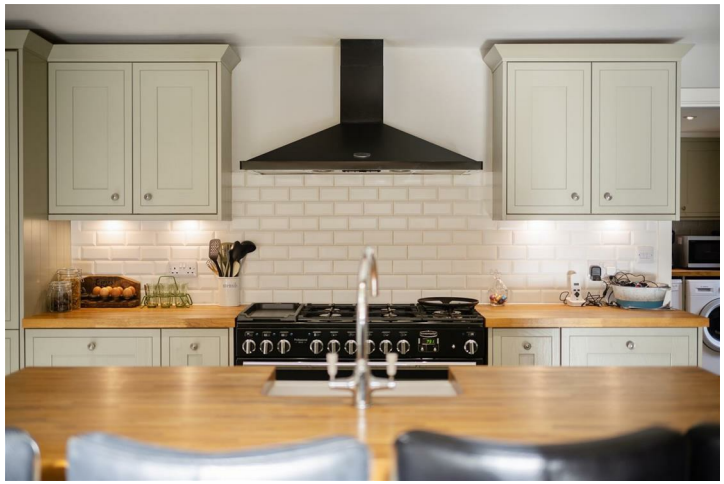
Five Oaks Arrowsmith Road, Wimborne, Dorset, BH21 3BE

£1,750,000



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A substantial five-bedroom character residence set within approximately one acre, with three reception rooms and a detached one-bedroom self-contained annexe offering an exceptional blend of period charm, contemporary styling and versatile living space. The property further benefits from a heated swimming pool and hot tub, pool house, garden lodge/home gym and large four-car garage, creating an exceptional opportunity for family living, entertaining and potential income generation.

Five Oaks enjoys an enviable position on Arrowsmith Road, approximately two miles south of Wimborne Minster and four miles north of Poole. Broadstone is also within easy reach, providing a comprehensive range of amenities and highly regarded schooling. The area is further renowned for its selection of prestigious schools, including Canford, Castle Court and Dumpton, together with Parkstone and Poole Grammar Schools.

The property is a beautifully presented detached home, skilfully combining its original character with the comforts and finish expected of a modern family residence. The original part of the house is believed to date from the 18th century and was formerly a keeper's cottage. It has been thoughtfully extended and comprehensively refurbished by the current owners, including a full roof replacement.

A welcoming entrance hall with contemporary tiled flooring leads into the impressive open-plan kitchen, dining and living space, which forms the heart of the home. Extended by the current owners, this exceptional room features a large skylight and bi-fold doors opening onto the private patio and gardens. All tiled areas across the ground floor benefit from underfloor heating, serviced by the property's boiler system.

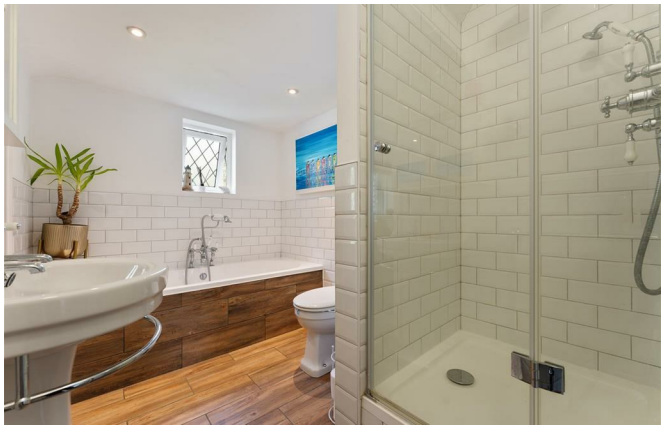
The kitchen is fitted with attractive shaker-style cabinetry, wooden work surfaces, a central island with breakfast bar, butler sink and range cooker with extractor over. A separate preparation kitchen and utility room provides further storage and houses a wine fridge, dishwasher, washing machine and tumble dryer, with space for an American-style fridge/freezer.

The property offers three well-defined reception areas. The principal sitting room occupies the original part of the house and features exposed beams, a log-burning stove and French doors opening onto the lawn. A further reception room, created as part of the 1974 extension, is bright and spacious, enjoying a southerly aspect and direct access to the pool area.

The ground floor is completed by a contemporary shower room and useful storage.

Upstairs, a generous landing with multiple windows overlooks the surrounding grounds. The principal bedroom is a spacious double with dual-aspect windows, fitted wardrobes and a modern en-suite shower room. Bedroom two is similarly well proportioned, with fitted wardrobes, eaves storage and an en-suite shower room.

Bedrooms three and four are both generous double rooms within the original part of the house, retaining attractive exposed beams and fitted wardrobes. The beautifully appointed family bathroom features a luxurious four-piece suite and also serves as a Jack and Jill bathroom to bedroom three.



A particular feature of Five Oaks is the detached one-bedroom self-contained annexe, providing well-presented and versatile accommodation comprising an entrance hall, open-plan kitchen/living/dining room, double bedroom and shower room. The annexe offers an ideal solution for guests, dependent relatives or multigenerational living, while also presenting potential as an income-generating opportunity.

Approached via electric gates, the property is set behind a generous shingle driveway providing extensive parking and access to the detached four-car garage with electric doors.

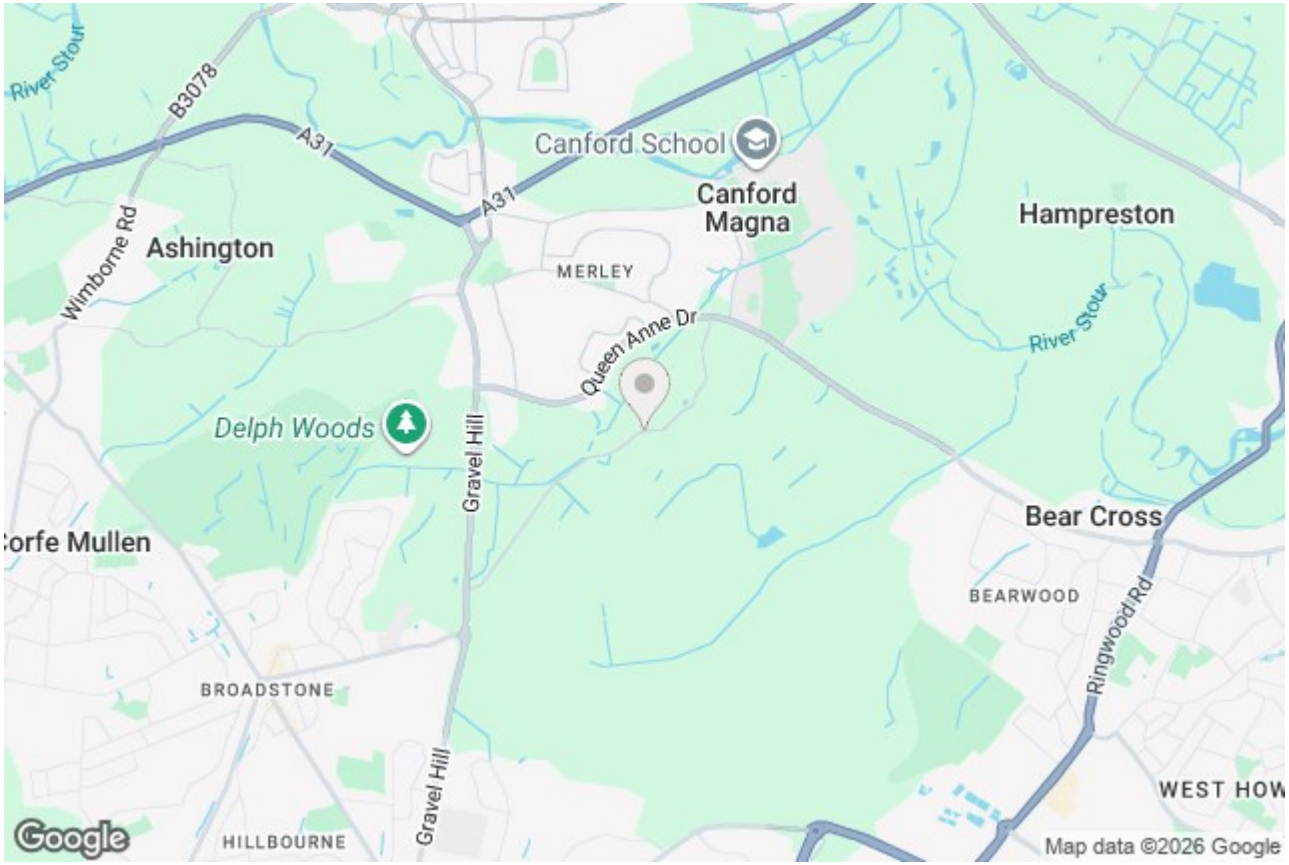
The grounds extend to approximately one acre and provide an exceptional degree of privacy, with mature oak trees, established planting and expansive areas of beautifully maintained lawn.

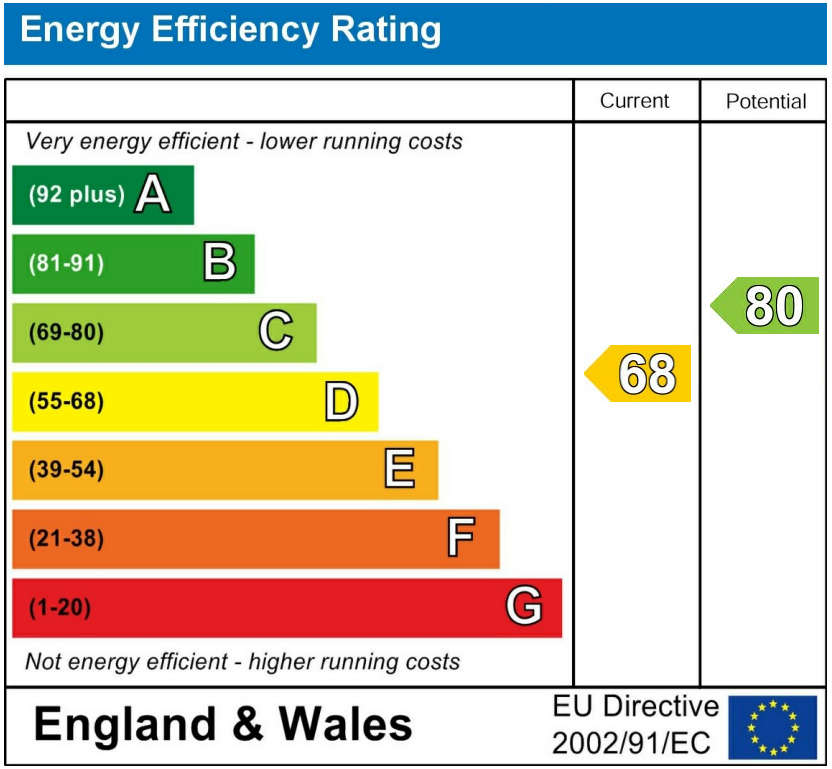
A range of outbuildings further enhances the property, including a garden lodge currently used as a gym, greenhouse, shed and impressive pool house, together with the detached annexe.

The pool house provides an impressive entertaining environment, fitted with bespoke shaker-style units, butler sink, space for a large fridge/freezer and range cooker, together with a fitted bar and bi-fold doors opening onto the surrounding patio and heated swimming pool.

The combination of the substantial main residence, self-contained annexe, extensive leisure facilities and approximately one acre of private grounds makes Five Oaks a particularly versatile and distinctive family home.

- Approximately 5,000sq ft of Accommodation
- Grounds approaching one acre
- Heated swimming pool & hot tub
- Four-car detached garage
- Garden lodge / home gym
- Detached one-bedroom annexe
- Character features including exposed beams & log burner
- Separate preparation kitchen & utility
- Highly sought-after Arrowsmith Road location
- Pool house with fitted bar





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