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THE COURTYARD

HOLT GREEN, WIMBORNE, BH21 7DH



OFFERS IN EXCESS OF £565,000

- BARN CONVERSION
- FOUR BEDROOMS
- LARGE LIVING SPACE
- FAMILY BATHROOM AND TWO ENSUITES
- STYLISHLY FITTED KITCHEN
- GARAGE AND PARKING
- PRIVATE GARDEN
- A WEALTH OF CHARACTER FEATURES

Nicely set back from the road and approached along a private road leading to a large gravelled courtyard, this delightful village home enjoys a good degree of privacy and seclusion with stunning views over open farmland to the rear. Originally part of a set of farm buildings, this barn conversion offers a wealth of character features. The hub of this deceptively spacious home is perhaps the well proportioned, open plan lounge/dining room with an exposed brick feature fireplace with timber mantel and fitted woodburner. There are double glazed doors opening to the courtyard garden to the front of the property and another set opening to the rear garden.

The kitchen is fitted with a range of light fronted, solid ash shaker style base and wall units with granite worktop and double butler sink. Mellow travertine flooring is laid throughout and built-in appliances include oven, microwave, touch control ceramic hob and extractor, with space for washing machine and dishwasher. Further accommodation on the ground floor includes a bedroom with exposed brickwork and feature timbers. This room has the benefit of an adjoining bathroom - ideal as a guest suite.

Stairs rise from the dining area to the first floor where there are three further bedrooms. The master has a vaulted ceiling and exposed feature timbers. Plenty of storage is provided by a generous range of built-in cupboards and wardrobes and views can be enjoyed



from the Velux rooflight and there is an adjoining ensuite shower room. The two remaining bedrooms on this floor are served by a separate bathroom fitted with a classic suite.

Outside the rear garden is secluded and private with fencing and hedging to boundaries and established planted shrubs along with outstanding farmland views beyond. The front terrace, overlooking the courtyard, is block paved with some feature planting. The oil tank and bin store is located in a brick outbuilding. There is also parking for two vehicles and an attached single garage with double opening doors.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

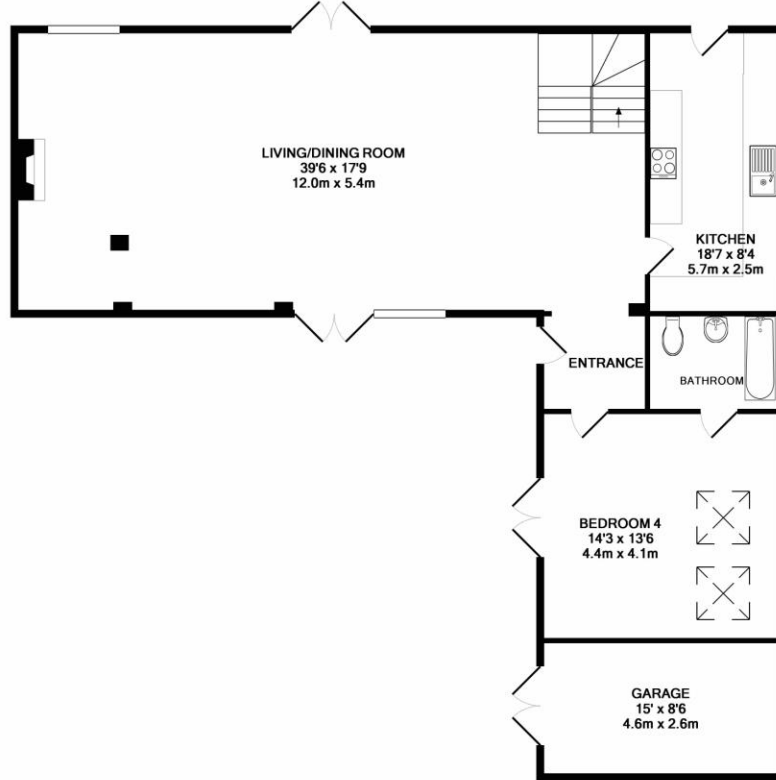
There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

EPC: E

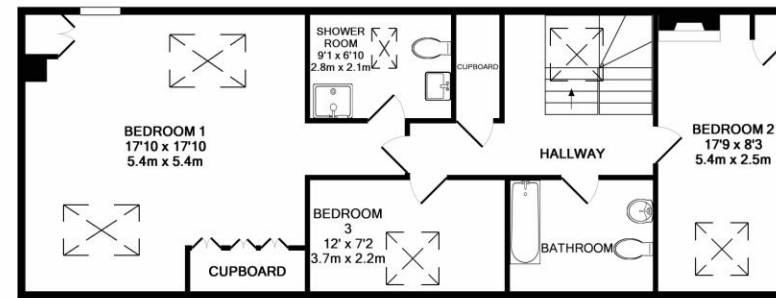
Council Tax Band: F

Services: Mains Electric, Oil Fired Central Heating, Mains Drainage





GROUND FLOOR
APPROX. FLOOR
AREA 1281 SQ.FT.
(119.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 847 SQ.FT.
(78.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2128 SQ.FT. (197.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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