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HOLTWOOD

WIMBORNE, DORSET, BH21 7DX

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £670,000

- DETACHED CHALET
- FOUR DOUBLE BEDROOMS
- LARGE KITCHEN/FAMILY ROOM
- SEPARATE SITTING ROOM
- UTILITY ROOM
- BATHROOM AND SHOWER ROOM
- DOUBLE GARAGE
- GATED ACCESS
- NO FORWARD CHAIN

This well proportioned family home is located in the desirable hamlet of Holtwood, just a short drive from the market town of Wimborne and the many amenities it has to offer. Set on a generous plot with gated vehicular access, the property has gardens to front and rear and a detached double garage set towards the rear of the plot.

Accommodation includes four double bedrooms - two on the ground floor and two on the first floor - one of which has built-in wardrobes. These are served by a modern bathroom on the first floor

and a separate well appointed shower room on the ground floor.

Living space includes a generously sized kitchen/family room with access to a separate utility which has door leading to outside. The kitchen is fitted with a range of framed wooden base and wall units with quartz worktops and space for free standing white goods. The family/dining area has a fitted woodburner and there are windows overlooking the front and side gardens. A separate sitting room enjoys a front



aspect through a feature bay window.

Outside the grounds are mainly lawned with gated driveway access from both the front and the side boundaries. The property enjoys a good degree of privacy with fencing to boundaries and established specimen planting and hedging.

EPC: D

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 Claysmore. 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.



Everdene, Holtwood, Holt, Wimborne, BH21

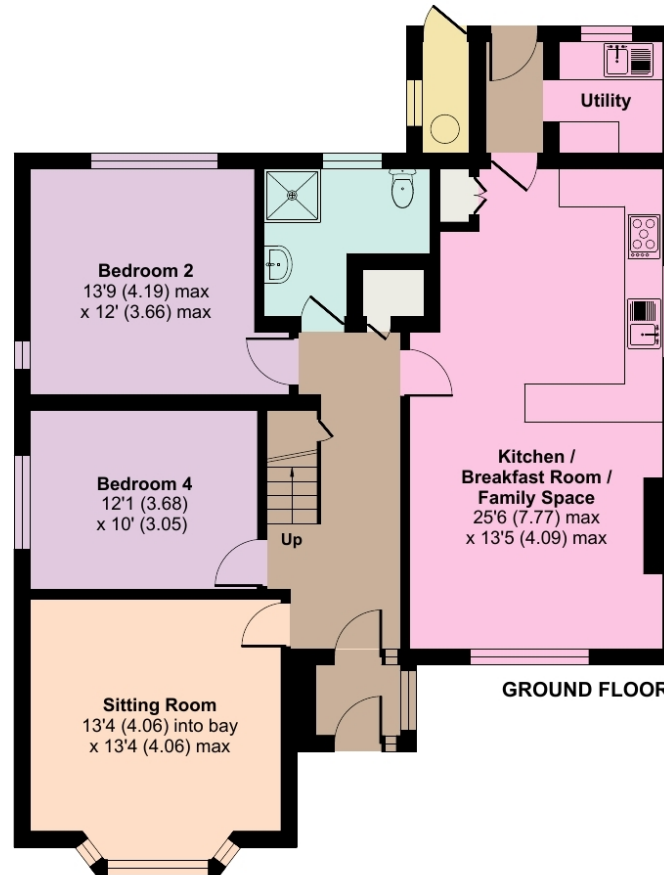
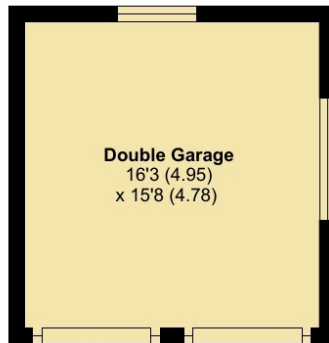
Approximate Area = 1729 sq ft / 160.6 sq m (includes garage)

Limited Use Area(s) = 117 sq ft / 10.8 sq m

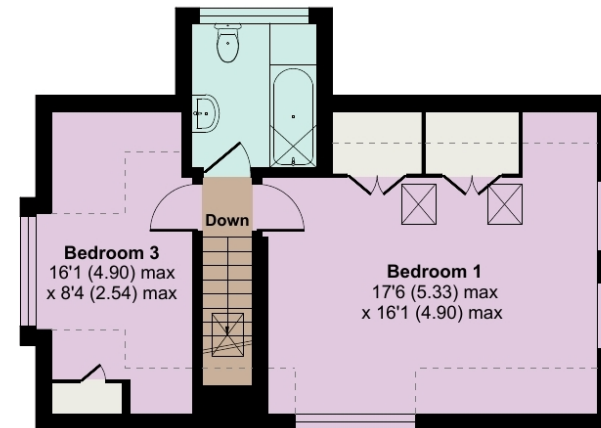
Outbuilding = 15 sq ft / 1.3 sq m

Total = 1861 sq ft / 172.8 sq m

For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.
Produced for Edwards Estates Ltd. REF: 851564



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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