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**HOLT GREEN**

HOLT, WIMBORNE, BH21 7DH

**FINE & COUNTRY**  
Homes from Edwards



# GUIDE PRICE £599,950

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- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- KITCHEN WITH ADJOINING GARDEN ROOM
- LOUNGE/DINING ROOM
- BATHROOM
- DETACHED GARAGE
- GOOD SIZE PLOT
- WELL REGARDED VILLAGE
- DEVELOPMENT POTENTIAL
- NO FORWARD CHAIN

This two double bedroom detached bungalow has views over Holt Green, located just a few miles north of Wimborne Minster. Accommodation is spacious, light and versatile including a kitchen which is fitted with a range of base and wall units, a separate lounge with feature brick fireplace and french doors opening to the garden, and an adjoining dining area. There is also a well proportioned bathroom and the central

hallway has loft access. There is a garden room adjoining the kitchen and a detached garage in the grounds. The property would benefit from general updating and modernisation throughout and also offers potential for further development or extension - Subject to Planning Permission.

The generously sized gardens enjoy a sunny aspect and to the rear there is a paved



patio. There is a shared entrance to the property and off road parking to the front of the property. Boundaries are natural established hedging, offering a good degree of privacy.

**EPC:**

**DRAFT DETAILS AWAITING APPROVAL FROM THE VENDOR.**

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.





This Floor Plan is for guidance only and is NOT TO SCALE  
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