



EDWARDS
ESTATE AGENTS

HOLTWOOD
WIMBORNE, BH21 7DS



GUIDE PRICE £1,500,000

- GENEROUS GROUNDS
- QUIET PRIVATE ROAD
- MULTI-GENERATION LIVING
- EXTENSIVELY REFURBISHED
- MODERN FAMILY LIVING
- 4 BEDROOMS & 3 RECEPTIONS
- 5 BATHROOMS/ENSUITES
- OPEN PLAN KITCHEN/DINING ROOM
- OUTDOOR SWIMMING POOL
- GYM, ADJOINING DANCE STUDIO/HOBBIES ROOM

This exceptionally well presented family home is set in GENEROUS GROUNDS along a QUIET PRIVATE ROAD in a rural location north of Wimborne. The current owners have extensively REFURBISHED the property to create this stunning home which also includes a collection of OUTBUILDINGS providing opportunity for various uses ideal for MULTI-GENERATION living and MODERN FAMILY LIVING. The main home provides spacious, light and VERSATILE ACCOMMODATION including on the ground floor, a large, welcoming entrance reception with vaulted ceiling and sky lights providing plenty of natural light.



The hub of this home is undoubtedly the very large, open plan kitchen/dining room - superbly presented with vaulted ceiling and rooflights providing natural light above the exposed timber beams. The traditionally styled kitchen has a comprehensive range of base and wall units and built-in/integrated appliances, as well as a large island unit. Laid throughout with quality floor tiles, there is ample floorspace for dining table and chairs and lounge seating around the exposed brick fireplace fitted with woodburning stove. Bi-fold doors open to the rear, and an adjoining family room offers further social space - a dual aspect room with two sets of bi-folding doors. A separate sitting room provides a quiet space for entertaining. There are three bedrooms on the ground floor - two of which have adjoining dressing rooms and ensuite and there is also a separate bathroom and a shower room, along with a utility room with door leading to outside. The first floor provides the master suite - a well proportioned bedroom with adjoining dressing room and stylishly appointed ensuite.

Outside there is an outdoor swimming pool and a collection of outbuildings, all refurbished to a similar high finish and these currently include a gym and adjoining dance studio/hobbies room, an outside kitchen with WC, a games room and two further outbuildings.

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.

- Additional Information
Energy Performance Rating: D
Council Tax Band: G
Tenure: Freehold
Flood Risk: Very low but refer to gov.uk, check long term flood risk
Flooded in the last 5 years: No
Conservation area: Yes
Listed building: No
Tree Preservation Order: Yes
Parking: Private driveway, gated parking & garage
Utilities: Mains electricity, oil heating, mains water
Drainage: Septic tank
Broadband: Refer to Ofcom website
Mobile Signal: Refer to Ofcom website



Anchor Paddock, Holtwood, Holt, Wimborne, BH21

Approximate Area = 3403 sq ft / 316.1 sq m (excludes void)

Outbuilding = 2012 sq ft / 186.9 sq m

Total = 5415 sq ft / 503 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022.
Produced for Tyrone Ash Real Estate - Neil Mercer. REF: 812993

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.

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595