



Farriers Cottage
Horseshoe Farm, Holtwood
Wimborne, Dorset, BH21 7DR

A beautifully presented 3 bedroom detached barn style bungalow built to a high specification in 2018/19, on a prime corner plot in the sought after rural hamlet of Holtwood, about 5 miles to the north of Wimborne Minster.

PRICE GUIDE: £680,000
FREEHOLD





This stylish property offers contemporary open plan living accommodation including an impressive living/dining/kitchen area with a high vaulted ceiling, a superbly fitted kitchen, bathroom and en suite, powder-coated aluminium double glazing, LPG under floor heating and the remainder of a 10-year ICW building warranty. It is connected to mains electricity, water and drainage.

An open plan hallway with loft access and built-in cupboard opens into a superb, triple aspect open plan living room with vaulted ceiling, feature fireplace with stove on a marble hearth, and 2 pairs of full height glazed doors. The dining area opens onto a superb kitchen with a full height arched glass screen, black and white marble worktops, a large island/breakfast bar



 1
  3
  2



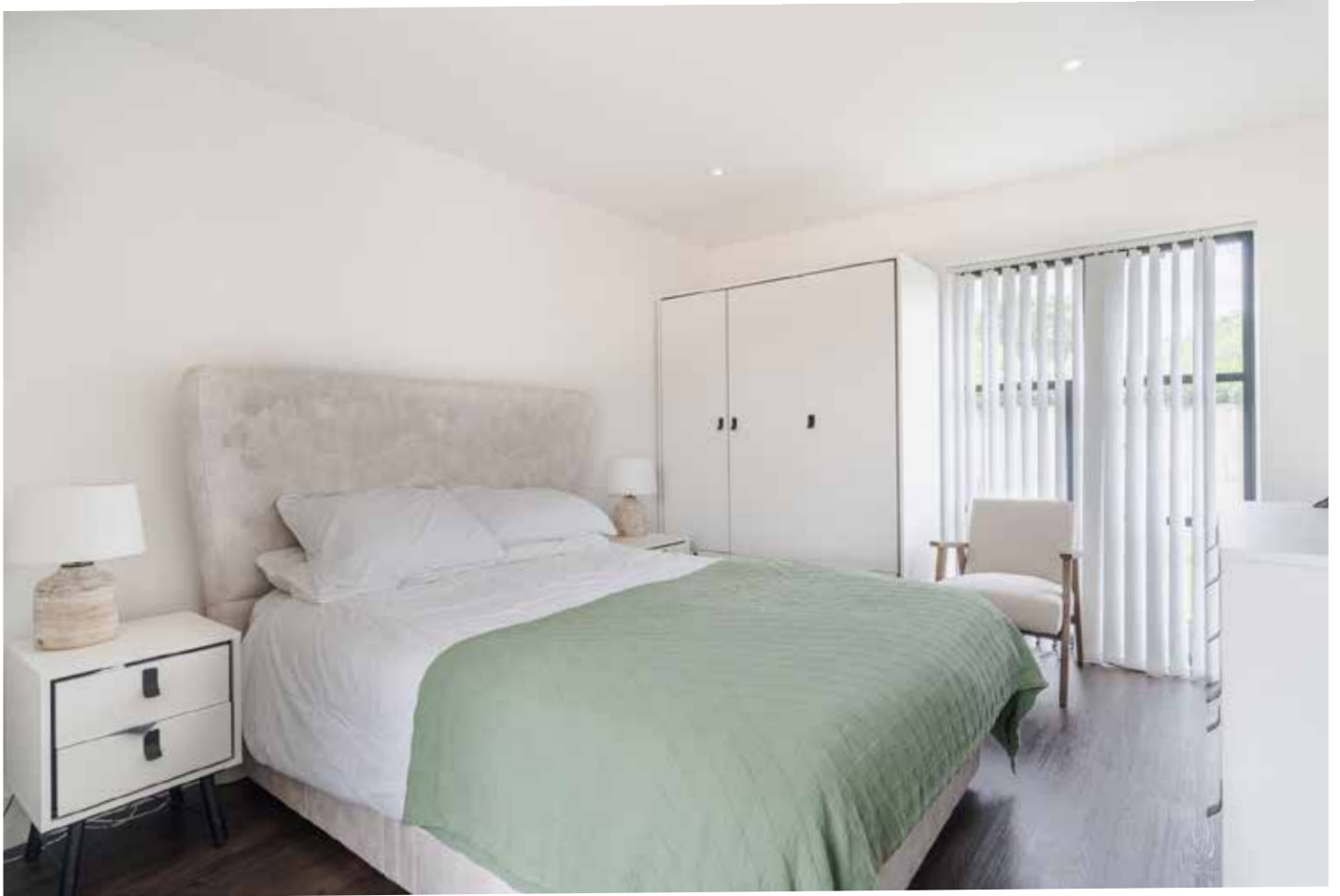
with granite worktop, contemporary units, stainless steel sink, integrated dishwasher, fridge and freezer, Neff induction hob, extractor and Neff electric oven.

There is an inner hall with a laundry cupboard (with space and plumbing for washing machine and dishwasher, and wall mounted Calor gas boiler.)

Bedroom 1 has dual aspect full height windows, French doors to the garden, and an en suite shower room with concealed cistern WC, walk-in shower, wash basin and towel radiator.

Bedrooms 2 and 3 both have French doors to the garden, and there is a family bathroom with bath (with shower and screen above), concealed cistern WC, wash basin and towel radiator.

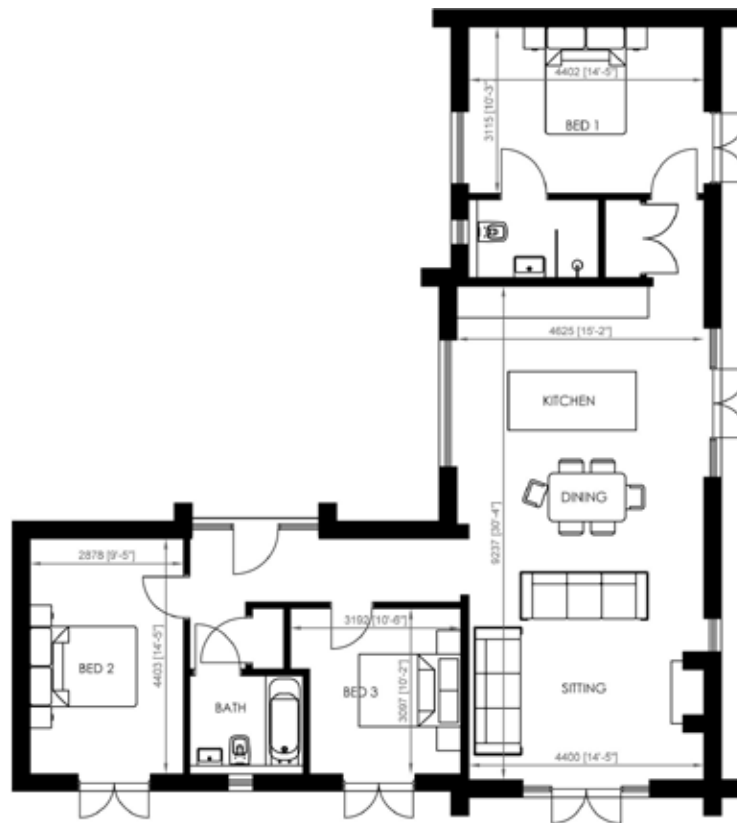




Set on a prime site at Holtwood crossroads, the property has a gravelled access to a private drive offering ample off road parking. The neatly maintained, L-shaped garden is nicely enclosed by close boarded fencing, and lawned, with a laurel hedge, established borders, a timber shed, a side gate and two Indian sandstone terraces.

LOCATION: Holtwood adjacent to the villages of Gaunts Common, which has a First School, and Holt, which has the popular Old Inn pub/restaurant. There is a post office/shop about 2 miles away in the village of Furzehill. The historic town of Wimborne Minster is about 4 miles away and offers a wide range of amenities and bus services to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Delightful walks across Holt Heath and through Holt Forest are easily accessible.



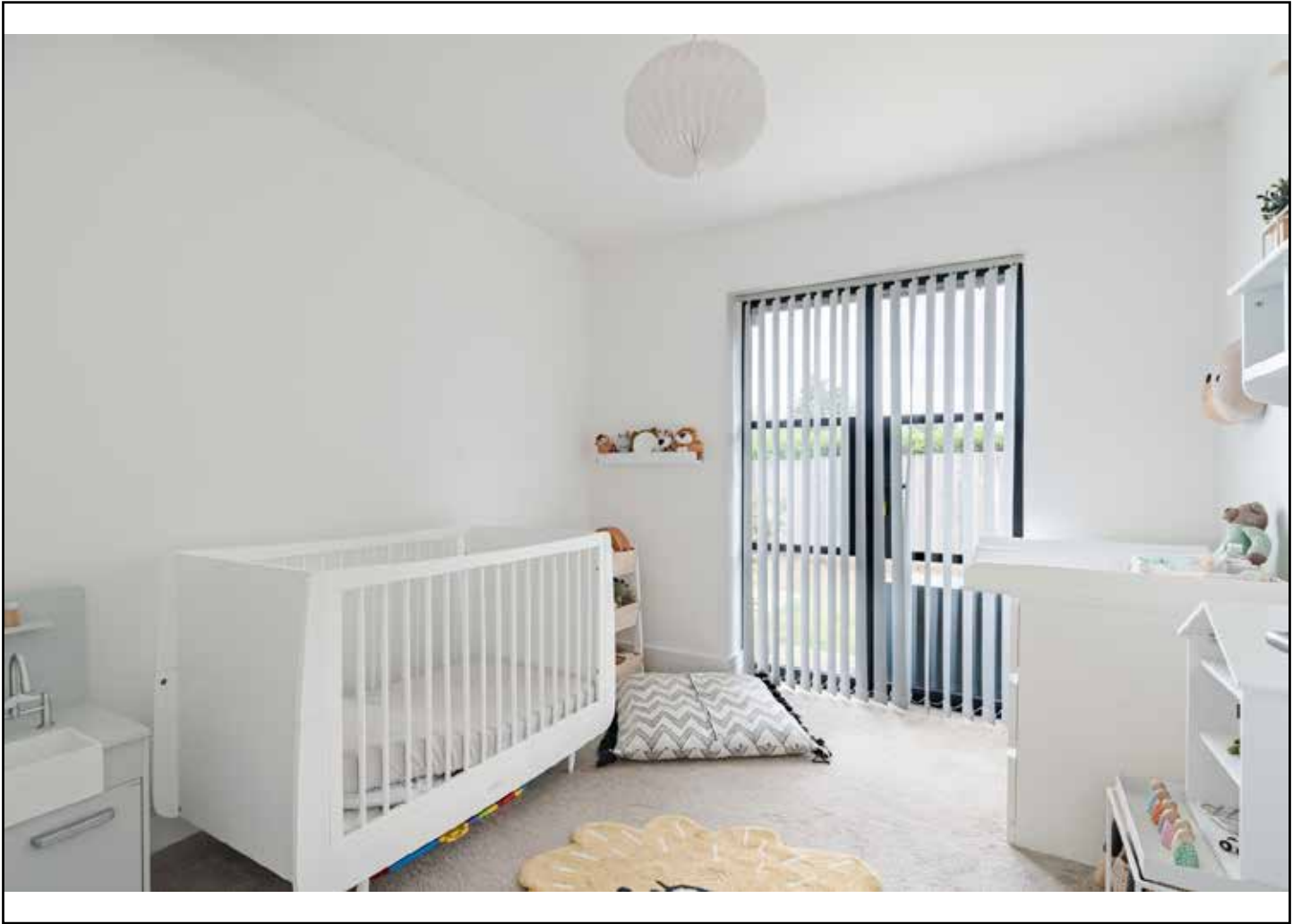


INTERNAL FLOOR AREA: 1090 square feet



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into Furzehill and proceed through the village, passing The Stocks Inn on the left. Turn left at Pig Oak towards Gaunts Common, passing St James School on the right. Continue through Gaunts Common to the crossroads, and the property can be found on the corner.



COUNCIL TAX: Band D

EPC RATING: Band B







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



Christopher
Batten

in association with

Winkworth