



Christopher
Batten

in association with

Winkworth

Three Gables, Holtwood, Wimborne
Dorset, BH21 7DR

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A beautifully presented 4 bedroom detached country home presented in truly excellent condition throughout, with many outstanding features, in a beautifully stocked garden site extending to about a third of an acre.

Originally built as a bungalow in the 1950s, and occupied by a local family for many years, the bungalow was completely re-modelled and updated in 2010 including a thatched roof.

**PRICE GUIDE: £895,000
FREEHOLD**

COUNCIL TAX: Band F

EPC RATING: Band D

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The property is in impeccable condition throughout, and benefits from an oil fired heating system, quality UPVC double glazed windows, and a superb kitchen/dining room with double doors to the gardens. It will appeal to purchasers seeking a spacious family home with every modern convenience, in one of the area's most popular rural locations.

Traditionally built, the property has colour-washed rendered elevations, a brick plinth, a ridged roof of ornate, small plain tiles and a ridged combed wheat read thatched roof.

The house is situated in the popular hamlet of Holtwood which nestles between the villages of Holt, Gaunts Common, Hinton Martell and Horton, about 5 miles to the north of Wimborne Minster. There is a post office/shop and pub nearby in Furzehill, a pub/restaurant in Holt, and good road access to the picturesque market town of Wimborne Minster which offers a comprehensive range of shops and amenities. The wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Dumpton, Canford, Castle Court, Bryanston and Clayesmore. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.



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4



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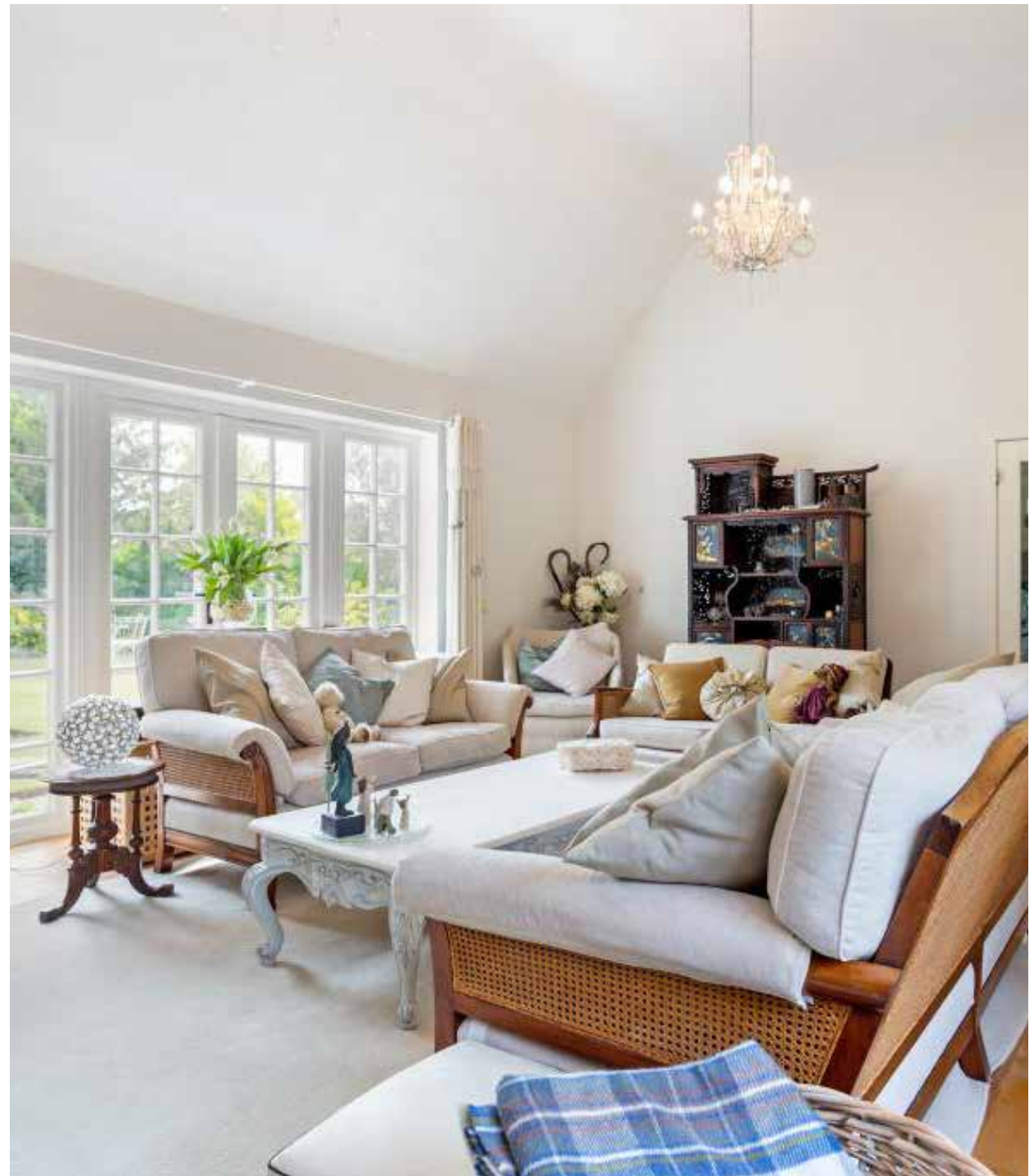
A wide covered entrance way (with down timber) and an oak front door lead to a large entrance hall with a coat hanging area and under stairs storage space. There is a utility/cloakroom comprising WC, quality worktops, inset wash basin, blanket cupboard housing a pressurised hot water cylinder, and space for white goods. Throughout the hall, cloakroom and kitchen areas, there are large format York flagstones with a resin polish.

From the hall, a pair of casement doors lead to the sitting room which features a high vaulted ceiling, a fireplace with wood burning stove, a wide oak boarded floor, superb views of the front and rear gardens, and double doors to the gardens.

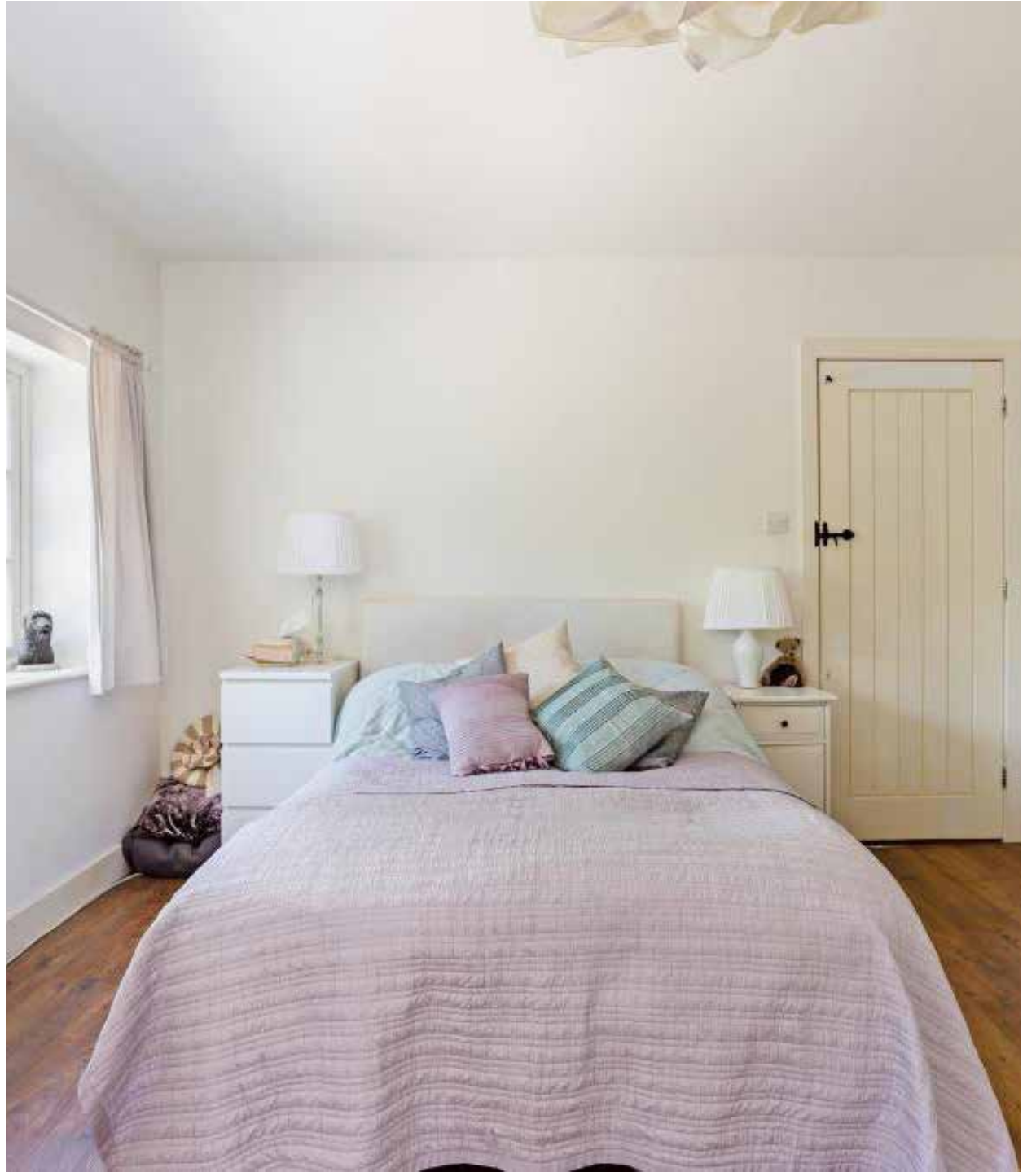
The dual aspect kitchen/dining room comprises an excellent range of quartz work surfaces, a comprehensive range of units, an original Shaws butler's sink, Bosch twin fan ovens, touch-control induction hob, integrated dishwasher, fridge and freezer, breakfast bar, feature ceiling lights, and door to the carport. The dining area has space for table and chairs, and access to the gardens.

The principal bedroom has an excellent range of full height wardrobes, quality flooring, and a fully tiled en suite shower room with walk-in double shower, vanity unit, wash basin and WC.

Bedroom 4 has a dual aspect.







From the hall, stairs (with an oak handrail) lead to the first floor landing. Bedroom 2, overlooking the front garden, has fitted wardrobes, chest of drawers and bedside cabinets, and an en suite shower room (with corner cubicle, vanity unit, inset wash basin, WC and tiled floor.) Bedroom 3 overlooks the rear garden and has an excellent range of built-in wardrobes and an en suite bathroom comprising a free standing double-ended bath (with ball and claw feet), wash basin, WC, tiled floor and towel rail.

The property is approached via a stone in-and-out driveway providing excellent parking for vehicles/trailers/boats/caravans etc. The front garden has a large, flat, well maintained lawn, a large weeping willow and fir trees, a box hedge, climbing roses to the front of the house, and a dovecote.

There is a detached double garage with up-and-over door, personal door, lighting and power. The front garden is enclosed by hedges and post-and-rail fencing, and features a wide range of trees and shrubs. To the right hand side of the house a pair of ledged-and-braced gates lead to a covered carport with space for a vehicle and a motorhome, and door to a garden store. The carport leads to a large, detached single garage/workshop.



Behind the garage, there is an outbuilding with lighting and power, ideal for use as a studio or office.

The rear garden is an outstanding feature of the property. A typical cottage garden area offers complete privacy and is arranged as a large, L-shaped lawn with box hedge features and stone pathways. There is a high level of content including sweet peas, ferns, roses, maple, apple and plum trees, Japanese acer, privet, hydrangeas, and a large fishpond with raised sleeper edges. Behind the pond, ideal for home working, there is a large, lined summer-house with a vaulted roof and a pair of double glazed doors leading to an Indian sandstone terrace overlooking the garden. At the bottom of the garden, there is a hidden walk through an arbour leading to the rest of the garden.

Agents' Note: A separate vehicular driveway off Bakers Lane provides further parking space.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne, turning right into Furzehill. Proceed through the village and continue on towards Holt. Take a left hand turning at Pig Oak into Petersham Lane, which runs through the village of Gaunts Common. On leaving the village, at the crossroads,





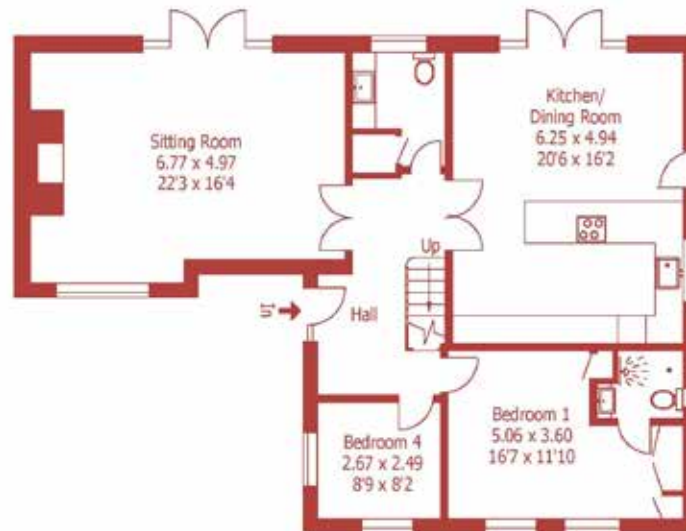




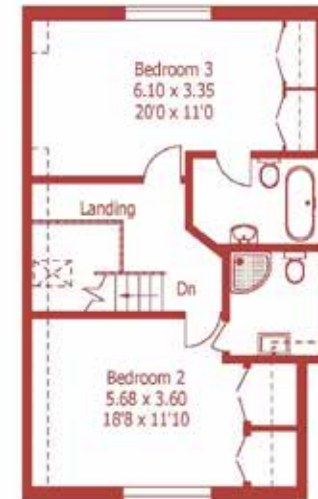
Approximate Gross Internal Area :- 168 sq m / 1805 sq ft.
Summer House Approximate Gross Internal Area :- 20 sq m / 215 sq ft.



Garage Approximate Gross Internal Area
:- 26 sq m / 275 sq ft.



Ground Floor



First Floor

For identification purposes only, not to scale, do not scale

Outbuilding
Approximate Gross Internal Area
:- 15 sq m / 161 sq ft.



Garage Approximate Gross Internal Area
:- 30 sq m / 323 sq ft.



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