



Christopher  
**Batten**

in association with

Winkworth

Island View, Chalbury, Wimborne, Dorset

BH21 7EZ

## Island View, Chalbury Wimborne, Dorset, BH21 7EZ

An absolutely stunning country home standing in beautiful grounds, with uninterrupted views across farmland.

This exquisitely appointed modern residence includes 3 reception rooms, 3 bedrooms, laundry room, 3 bathrooms, a contemporary style kitchen/dining/family room, a fully fitted study, a large lounge, an orchard and an adjacent 4 acres of paddock and woodland. A further 1 acre of land opposite is available by separate negotiation.

PRICE GUIDE: £1,350,000  
FREEHOLD

COUNCIL TAX: Band G

EPC RATING: Band E

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The introduction to this impressive property begins in a spacious hallway with wooden flooring and under floor heating, both of which extend throughout the ground floor.

The spacious, triple aspect lounge has a large brick and timber open fireplace with multi-fuel fire, a box bay window (with fitted shutters) looking onto the front garden, and patio doors offering wonderful views over the terrace, gardens and farmland beyond.

There is a ground floor cloakroom, and a well proportioned study with beautiful hand-built fitted furniture (of maple, walnut and burr walnut), and sliding patio doors out to the rear garden terrace.

The hub of the house is a superb kitchen/dining/family room arranged in several distinct areas. From the hall, double doors with intricate glazed panels lead to an initial seating area with a walnut corner storage unit and a front aspect, beyond which is a formal dining area set in a glazed bay (with double doors to the terrace) offering breathtaking views over the Dorset countryside.

2 wide steps lead down to the kitchen/breakfast area which has glazed double doors to the terrace and door to the side of the house, and features an island with an inset hob and overhead extractor, and a breakfast bar seating 4. There is an excellent range of units, a double sink, fitted double oven and microwave, and space for dishwasher and American style fridge-freezer.

From the hall, attractive oak stairs lead via a half landing to the galleried first floor landing which overlooks the front garden and farmland stretching into the distance beyond.

There is a superb principal bedroom with lovely views to the front, and double doors to a rear balcony providing a remarkable outlook over the garden, paddocks and adjoining farmland. A loft hatch and retractable ladder give access to the loft.



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3



3

The suite also includes a large dressing area with excellent fitted furniture, and a spacious en suite bath/shower room with, spa bath, shower, WC and fitted storage. Velux windows above the bath again give stunning views.

Bedroom 2 is another dual aspect room with side and rear views and an en suite shower room. At the end of the landing, bedroom 3 is a large double guest room with views to the front, and an en suite shower room.

Bedroom 4 has been converted into a useful laundry room with an airing cupboard, space for washing machine and tumble dryer, and excellent storage for ironing boards, vacuum cleaners and cleaning products.

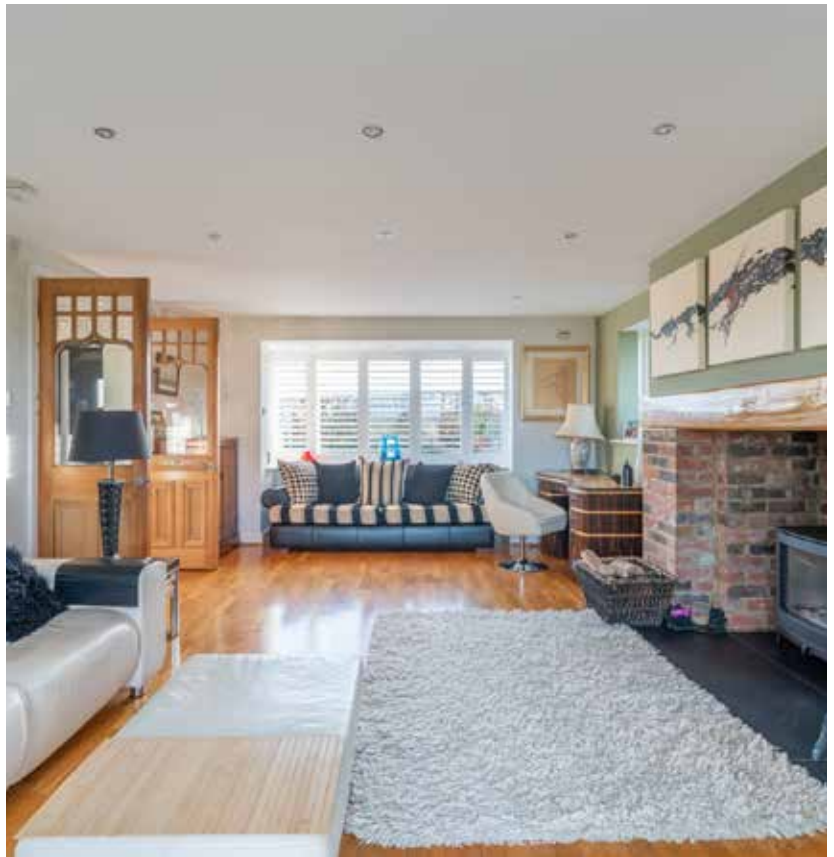
Outside, private gates give access to a brick paved drive providing excellent off road parking, and there is a detached double garage with electric up-and-over doors, side door, power, lighting, gardener's WC, plant/store room and boiler room. A retractable ladder leads to a large loft with a boarded floor, which offers potential for storage or conversion into a home office. The heating oil tank is to the side of the garage.

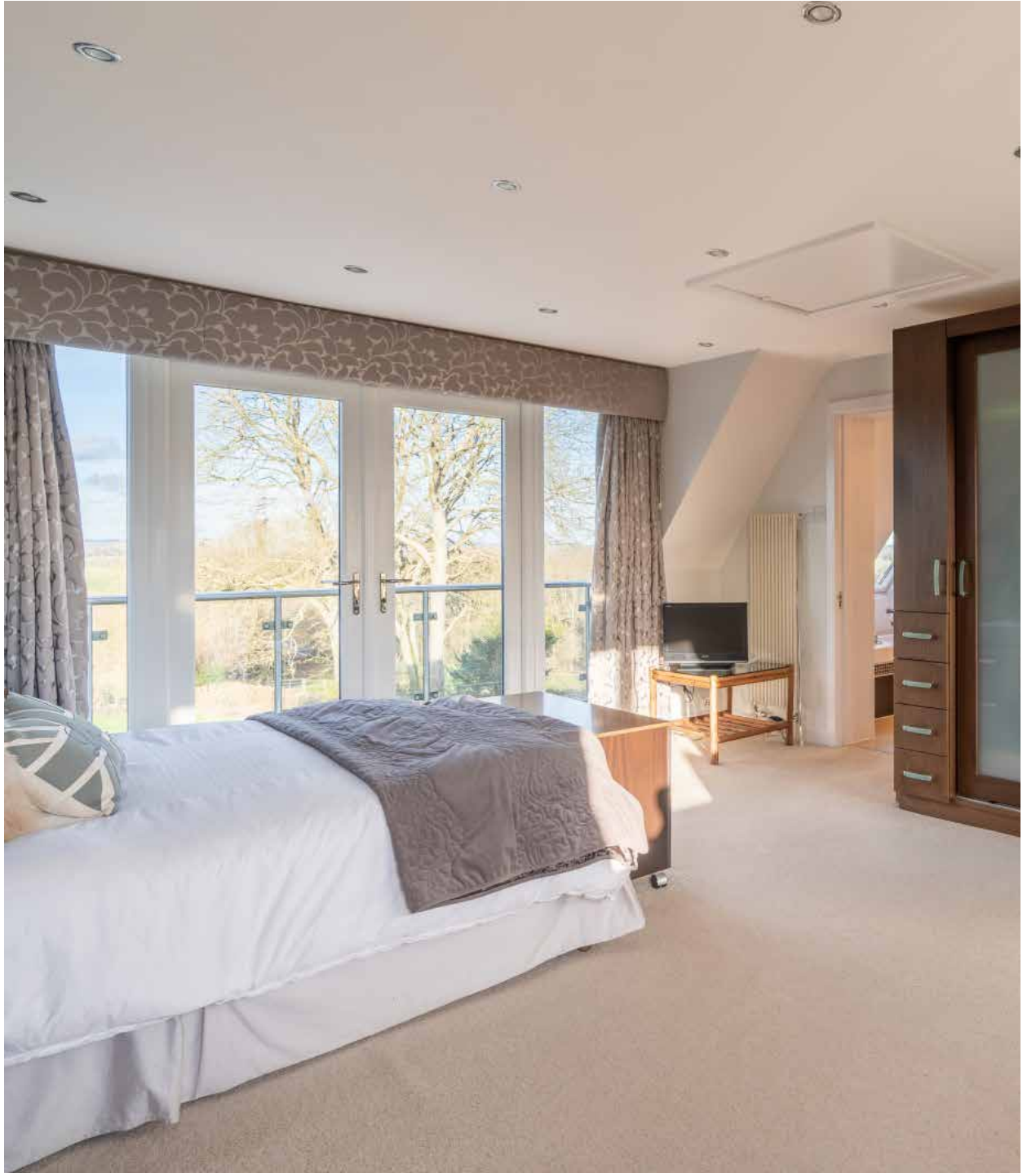
Island View's gardens are a particular feature. To the rear is a beautiful terrace flanked by composite decking allowing all year round use, with glass balustrading providing safety without obscuring the spectacular views across the valley towards Horton. 2 sets of steps lead down to a further seating area surrounded by pebble borders and mature planting.

A large lawn runs down to post-and-rail fencing, and, to the right there are roughly 4 acres of paddock land. Beyond the fence is agricultural land. The garden then wraps around with a second lawned area (with cut stone borders and mature exotic plants) leading through to the orchard (which has a 5-bar gate and an independent access back out on to the village road.)

The lawned side garden continues round to the front garden which features a raised deck ideal for morning sun. Mature shrubs screen the property from the road.







Agents' Note: Approximately 1 acre of land on the opposite side of the road is available by separate negotiation.

Location: Chalbury is an attractive village on the southern edge of the Cranborne Chase, about 4 miles north of Wimborne Minster and 4 miles west of Verwood. There is good access to the A31 and M27, and to both the New Forest and the Jurassic Coast. There are mainline railway stations in Poole, Bournemouth and Salisbury.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne, turning right at Furzehill. Proceed past The Stocks Inn, and turn left at Pig Oak into Petersham Lane, signposted to Gaunts Common. Continue past St James First School on the right, and through Gaunts Common. Continue ahead at the crossroads and on to Chalbury. Take the first turning left, signposted to Chalbury Church and Didlington. Proceed up the hill, passing the row of houses, and Island View can be found on the right hand side.





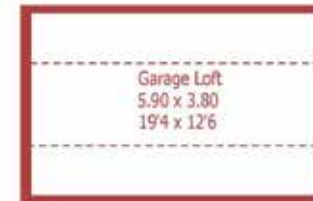




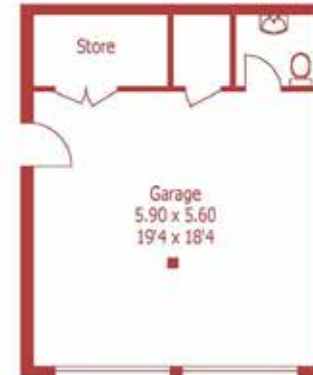
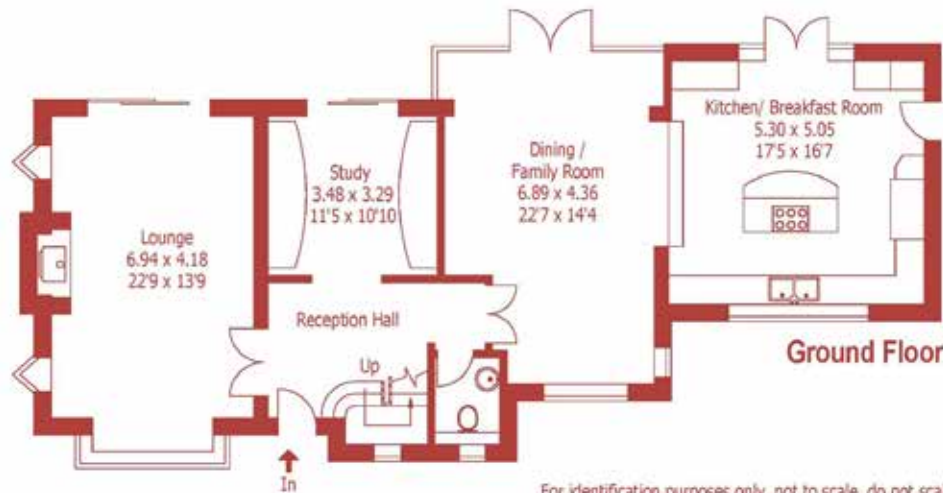
Approximate Gross Internal Area :- 203 sq mt / 2187 sq ft  
 Garage / Loft Approximate Gross Internal Area :- 65 sq mt / 705 sq ft



[Dashed line symbol] = Reduced headroom below 1.5 mt / 5'0"



**First Floor**



**Ground Floor**

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

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