



Highbury, Furzehill, Wimborne Dorset, BH21 4HD

A spacious and light 4 double bedroom detached house set in about half an acre of south east facing gardens with an adjacent paddock of approximately 1 acre, in the delightful village of Furzehill, which is set just outside the market town of Wimborne Minster.

PRICE GUIDE: £1,000,000-£1,100,000
FREEHOLD

Council Tax: Band G
EPC Rating: Band D

Christopher

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in association with

Winkworth





The property features 2 large reception rooms, a conservatory, a kitchen/breakfast room, 2 bathrooms, a utility room, a double garage, and stunning views over its garden, paddock and fields beyond.

A light and spacious central reception hall (with a large coat cupboard) leads to a ground floor cloak-room. To the front there is a generously sized dual aspect dining room.

The kitchen/breakfast room offers wonderful views over the garden and paddock beyond, and is fitted with an excellent range of units and marble work-tops, a Neff electric hob, a Miele dishwasher, a double oven and a fridge. There is access to both a utility room (with sink, boiler, and space for freezer and washing machine) and a single-skin side porch (with door to the garden.)

Also at the rear is an attractive sitting room with a gas fire in a stone fireplace surround.



3



4



2



Large aluminium sliding doors lead out to a pavilion style conservatory which has a tiled floor, French doors, and stunning views over the garden, the paddock and countryside beyond.

From the hall, stairs lead to the first floor landing which has a loft hatch. Bedroom 1 is a large double room with views over the rear garden and across the horizon. It features a fitted double wardrobe and an en suite bath/shower room (with bath, shower, WC, wash basin, towel radiator and a range of fitted storage.)



Bedroom 2, to the front, is a particularly large double room with 2 accesses to under-eaves storage.

Bedroom 3 is another spacious double with a rear aspect and a fitted double wardrobe, and bedroom 4, which is currently used as a study, is a double room with a built-in wardrobe.

The family bath/shower room comprises bath, shower, WC, and wash basin.



Approached through a 5 bar gate and surrounded by mature shrubs, the front of the property has ample off road parking on a large tarmac drive. The double garage features an up-and-over door, power and lighting, and a double-glazed side window.

The extensive rear garden is bounded by timber fencing and mature hedges. At the rear of the house, there is a large patio enjoying a lovely outlook, with steps down to the sweeping lawn which is interspersed with fruit trees and mature roses.

Further down the garden are 2 greenhouses and a workshop (in need of some maintenance) measuring approximately 40ft x 10ft, with power, lighting, and doors at each end.

The lower boundary is a post-and-rail fence with a timber gate providing access to the 1-acre paddock which is roughly square in shape, with established boundaries and a range of mature trees. It has been left largely wild, with minimal maintenance in recent years.





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



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The left hand boundary has a double-fenced area providing a right of way to the top of Furzehill whilst still ensuring privacy for the paddock.

Location: Furzehill is a popular village set just over a mile from Wimborne town centre, with The Stocks Inn pub/restaurant and a busy post office/shop. Dumpton Preparatory School is situated on the edge of the village and there is easy access to first schools at Gaunts Common and Witchampton, Allen-bourn Middle School, and Queen Elizabeth's School at Pamphill. The major coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. After approximately 1 mile, turn right into Furzehill, and the property can be found on the right hand side. There is a Royal Mail red postbox in front of its conifer hedge.







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