



Christopher  
**Batten**

in association with

**Winkworth**

Bentley House, Arrowsmith Road, Canford Magna,  
Wimborne, Dorset, BH21 3BD



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An impressive 4 bedroom, 3 reception room, 4 bathroom detached family house set in private grounds of about 4.5 acres, accessed off a long, winding drive, at the western end of Arrowsmith Road, close to Canford Magna.

PRICE GUIDE: £1,750,000  
FREEHOLD

COUNCIL TAX: Band G

EPC RATING: Band E







Built in the 1960s, and re-modelled and updated in recent years, the property offers flexible accommodation with many outstanding features.

The large triple aspect living room, which has superb views over the grounds, is complemented by a spacious contemporary style kitchen/dining/family area which leads to a snug at the far end of the house. The former garaging is now a large gym/studio.

The property is of traditional construction and is connected to mains electricity and water, with private septic tank drainage and oil fired central heating.

An attractively paved entrance way leads to a spacious reception hall with a built-in coat cupboard and a spacious cloakroom (with excellent storage.)

The well proportioned, triple aspect living room has an open fireplace, and glazed doors giving lovely views of the grounds. Double doors lead to a study with sliding doors to the garden.

The centre of the ground floor is filled by an impressive dual aspect style kitchen/dining room with wide bifold doors to the garden, extensive contemporary units, quartz work surfaces, and oak breakfast bar. Appliances include oven, grill, induction hob, microwave, wine chiller, American style fridge-freezer and dishwasher. The dining area leads past a walk-in boiler room (housing boiler and pressurised hot water tank) to a spacious snug with sliding doors to the garden. Also off the kitchen is a utility room with sink, work surfaces, cupboards, space for white goods, and door to outside.

Bedroom 4 is a spacious double room overlooking the courtyard, with an en suite shower room.

From the reception hall, an oak and glass staircase leads to a long first floor landing with a built-in double airing cupboard (housing a second pressurised hot water vessel.)



3



4



4



Bedroom 1 is a large, dual aspect room with wide sliding doors to a deep balcony with a glazed balustrade maximising the superb views over the gardens. There is also an en suite dressing room with an excellent range of fitted wardrobes and shelves, and a fully tiled en suite bath/shower room (with bath, twin wash basins, walk-in double shower and WC.)

Bedroom 2, which also has superb views over the gardens, features an en suite dressing room (with fitted drawers and hanging space) and an en suite shower room.

Bedroom 3 is a large double room with superb views, 2 built-in double wardrobes, and a fully tiled en suite bathroom.

From Arrowsmith Road, timber electric gates give access to a long, winding tarmac driveway flanked by an established treeline including laurels, oaks and rhododendrons. There is a detached double garage/gym with a high gabled roof, glazed aluminium bifold doors and a high gabled tiled roof. Adjacent to the garage/gym is a 3-berth mobile unit with an adjacent deck.

The grounds surround the house on 3 sides and are predominantly laid to lawn and bounded by an established treeline, largely of oak. There is a full width entertaining terrace, a pond, and trees including birch, holly, willow and oak. On the south side, a walkway leads to a lake with an average depth of about 6ft, a central island, a surrounding grass bank and an impressive planting scheme.

**LOCATION:** There are local shops nearby in Merley and Broadstone, and Wimborne town centre, less than 2 miles away, offers an excellent range of amenities. There is easy road access to the coastal towns of Poole and Bournemouth, both of which have online rail links to London Waterloo. The area is well served by state and independent schools, including the nearby Grammar Schools and Canford School.

**DIRECTIONS:** From Wimborne, proceed up Oakley Hill to the roundabout, taking the first exit into Gravel Hill. Turn left into Queen Anne Drive. Turn right into Arrowsmith Road, and the property is the second on the right hand side.

**COUNCIL TAX:** Band G

**EPC RATING:** Band E



























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