



Folly Lodge, Batchelors Lane, Holtwood, Wimborne, Dorset, BH21 7DS

Hidden away at the end of Batchelors Lane is this much-loved 4 bedroom, 4 reception room, 2 bathroom detached home, clean and tidy throughout and now ready for a new owner's personal touch.

PRICE GUIDE £700,000
FREEHOLD

Council Tax: Band E
EPC Rating: Band E



Christopher

Batten

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Enjoying superb views of Horton Tower and situated adjacent to a stud farm, this property offers easy access to a public footpath leading to the folly.

The home benefits from mains electricity and water, private drainage, replacement UPVC double glazed windows, electric heating, and privately owned solar panels. The attractive hamlet of Holtwood is situated within easy reach of the market town of Wimborne Minster, which offers an excellent range of amenities, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

A covered entrance canopy leads to a lobby with a shower room (with shower cubicle, wash basin and WC).



4



4



3



There is a large, open plan kitchen/dining room featuring an electric Aga, a range of units and worktops, breakfast bar, pantry, half panelled walls, ceramic tiled floor, and a doorway to a rear conservatory with a brick plinth and UPVC double glazed windows.

The large utility room has a quarry tiled floor, space and plumbing for washing machine, and space for tumble dryer and fridge-freezer. The charming lounge has a cast iron multi-fuel fire, timber laminate flooring, a casement door to outside, and glazed doors leading to a dual aspect snug/study.

There is also a ground floor bedroom. From the lounge, an open plan staircase leads to the first floor landing which has access to the partially boarded loft (with fitted light). The principal bedroom has a square bay window giving outstanding views, fitted mirrored wardrobes, and an en suite shower room (with shower cubicle, wash basin and WC).



There are 2 further first floor bedrooms and a family bathroom with a modern white suite, an airing cupboard (housing a hot water cylinder with fitted immersion heater supplying the hot water), and a shelved storage cupboard.

At the end of Batchelors Lane, a 5-bar gate and gravel drive lead to Folly Lodge. There is ample offroad parking, boat/caravan space, and space, subject to planning consent, to erect a garage. The garden area is expansive and includes a lawn that was formerly a paddock with a small shed, previously a shelter. This area has been returned to grass and thoughtfully designed to include a small, man-made stream that aids with drainage. There is a timber-built outbuilding, equipped with power and light and often used as an office during the warmer months. Adjacent to this is a greenhouse and a decked area, currently home to a gazebo. A 5-bar gate gives access to a paddock with a field shelter.



LOCATION: The popular hamlet of Holtwood nestles be-

Folly Lodge, Batchelors Lane, Holtwood

Approximate Gross Internal Area :- 140 sq m / 1504 sq ft



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



DISCLAIMER:

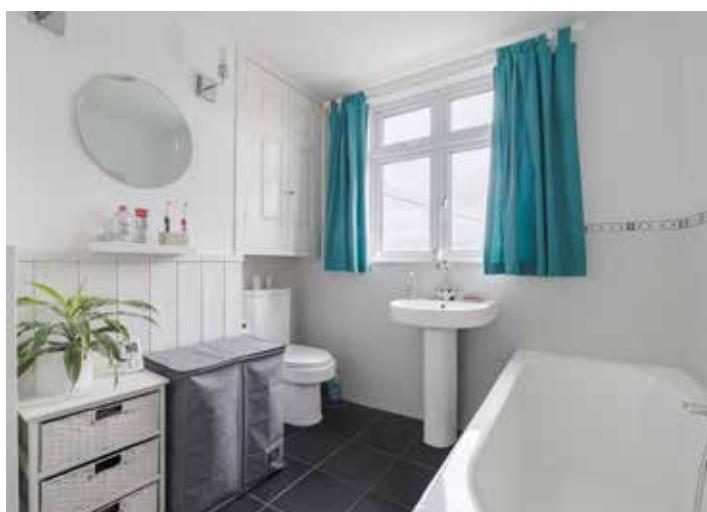
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tween the villages of Holt, Gaunts Common, Hinton Martell and Horton, about 5 miles to the north of Wimborne Minster. There is a modern community hall ideal for gatherings. There is a post office/shop and pub nearby in Furzehill, a pub/restaurant in 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.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne, turning right into Furzehill village. Proceed past The Stocks Inn and, at Pig Oak, turn left towards Gaunts Common. Proceed through the village, passing St James School, and up Rooks Hill. At the crossroads, turn right into Holtwood. After a few hundred yards, take the second unmade private lane on the left, which is Batchelors Lane. Folly Lodge can be found at the far end, just beyond the stud farm.







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