



Christopher
Batten

in association with

Winkworth

Gleddoch, Arrowsmith Road,
Canford Magna, Wimborne, Dorset, BH21 3BD

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A stunning contemporary home standing in the centre of superb parkland and woodland grounds of over 5.5 acres, in a prestigious residential location about 2 miles south of Wimborne and within easy reach of Poole and Bournemouth.

ASKING PRICE: £2,350,000
FREEHOLD

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Traditionally constructed in 1986, the property extends to over 5,200 square feet, including a spectacular reception hall, 5 reception rooms, a beautiful kitchen, 4 bedrooms and 3 luxury bathrooms.

An impressive indoor swimming pool complex was constructed in 2018, and our client has carried out extensive work to the grounds, including fencing the entire boundary for privacy and security, and adding a new driveway, a rear patio, electric gates and a koi pond.

Internally, the house is fully alarmed, and has a CCTV system and a specialised wifi system to ensure good internet connection for home working.

Gleddoch is set well back from Arrowsmith Road and approached via electric gates and a winding tarmac and block paviour driveway.

The property is connected to mains water, electricity, and gas, and has a private drainage system.

COUNCIL TAX: Band G

EPC RATING: Band D



5



4



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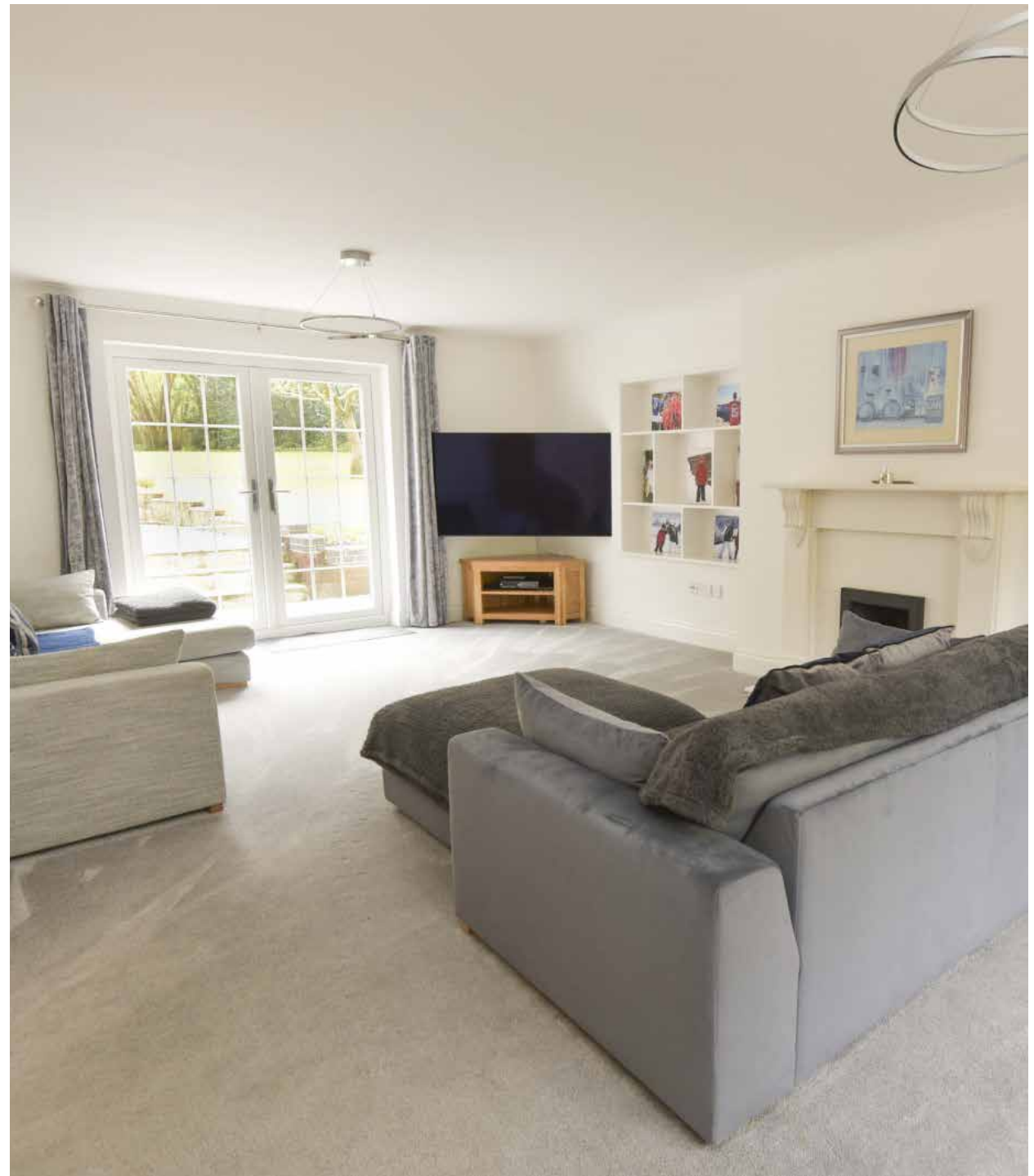
A superb Porcelanosa tiled, double height central reception hall, off of which is a cloakroom, leads to an impressive drawing room with a limestone fireplace and double casement doors to the garden terrace. Off the drawing room is a triple aspect garden room with full height windows, doors to the garden and a built-in cupboard. There is also a study fitted with desktops and storage, and a built-in coat cupboard.

At the other side of the hall, is the impressive kitchen/dining/family room. The contemporary high gloss units and polished granite work surfaces are complemented by an island unit and a range of appliances.

The Porcelanosa tiled floor continues into the dining room which overlooks the grounds to the front, from which a wide archway leads into a charming family room with a wood burner.

Adjacent to the kitchen, there is a spacious utility room fitted with units and work surfaces, with space and plumbing for washing machine and tumble dryer. A rear lobby leads to a further cloakroom, the front and rear gardens, the pool complex and the garage.

The indoor pool complex has been completed to a high specification and boasts a 7m liner pool in a tiled surround, with fitted changing rooms, a cloakroom, a shower, a de-humidifier and a plant room with wall mounted gas boiler, sand filter and pool electrics. 2 sets of double doors and full height windows overlook the grounds.





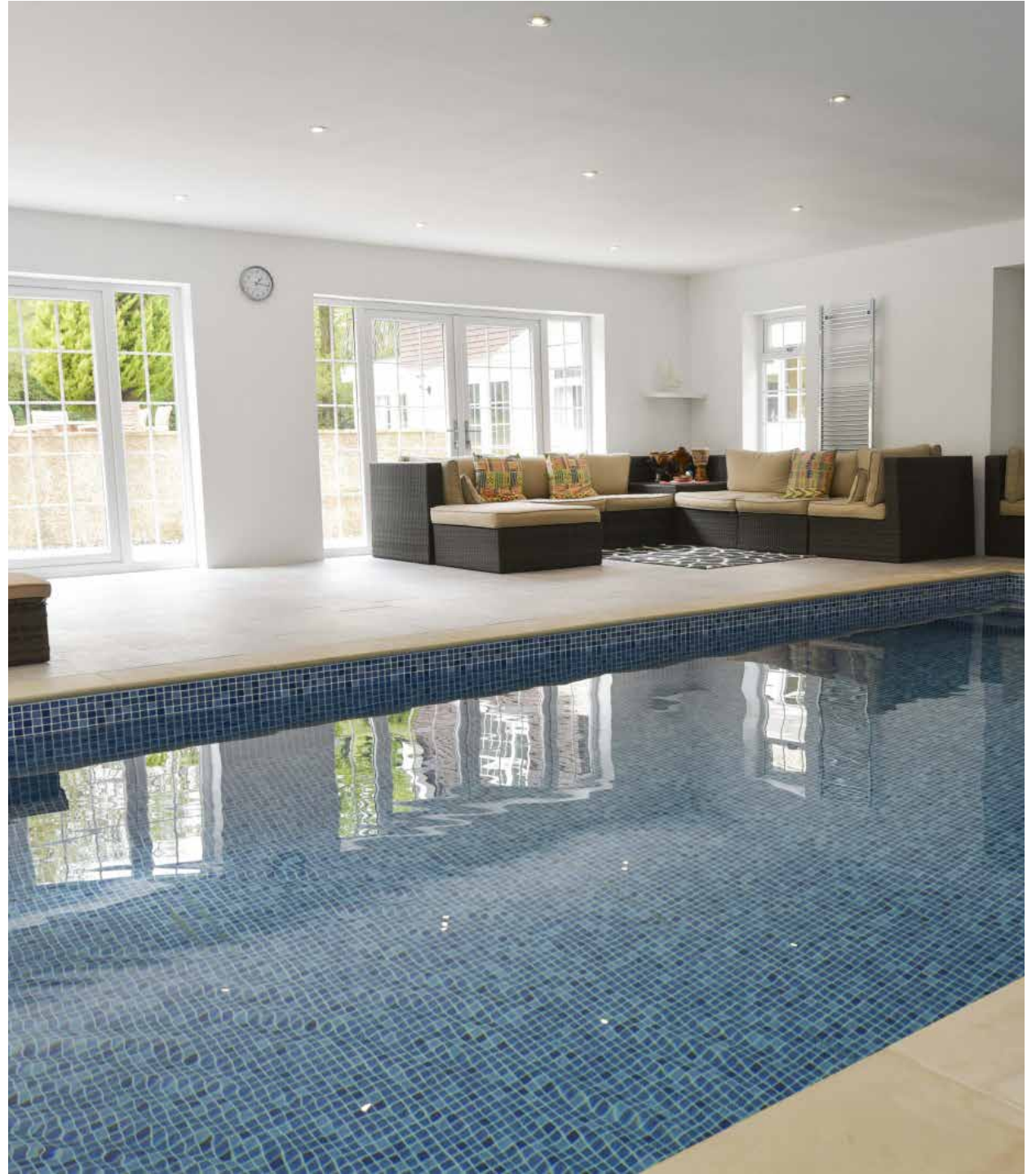


From the reception hall, a grand staircase leads to a semi-galleried landing with a vaulted ceiling. The principal bedroom offers excellent views over the grounds, a comprehensive range of fitted furniture, a fitted en suite dressing room, a paved balcony with lovely views, and a luxury en suite bath/shower room.

Bedroom 2 is a large double bedroom overlooking the front courtyard and gardens, with an en suite shower room. Bedrooms 3 and 4 are both generously sized rooms with fitted furniture, and there is also a spacious family bath/shower room.

Gleddoch is approached through electric gates giving access to a sweeping driveway opening into an impressive courtyard providing parking for numerous vehicles. The attached double garage has an electric door.





The house is surrounded on all sides by superb gardens and woodland offering complete privacy, and the entire plot has been fenced with 7ft close boarded panels and concrete posts. The grounds feature large undulating lawns interspersed with a wealth of trees and shrubs including oak, birch, willow and rhododendron.

At the rear of the house there is a large, detached timber workshop with lighting, electrics and a wood burner. A wrought iron staircase leads to a spacious loft area over the pool complex which could be used as ancillary accommodation.

The local centres of Wimborne and Broadstone are within a few minutes' drive, and Arrowsmith Road is ideally situated for Canford School and Poole and Parkstone Grammar Schools. The wider area is well served by both state and independent schools.

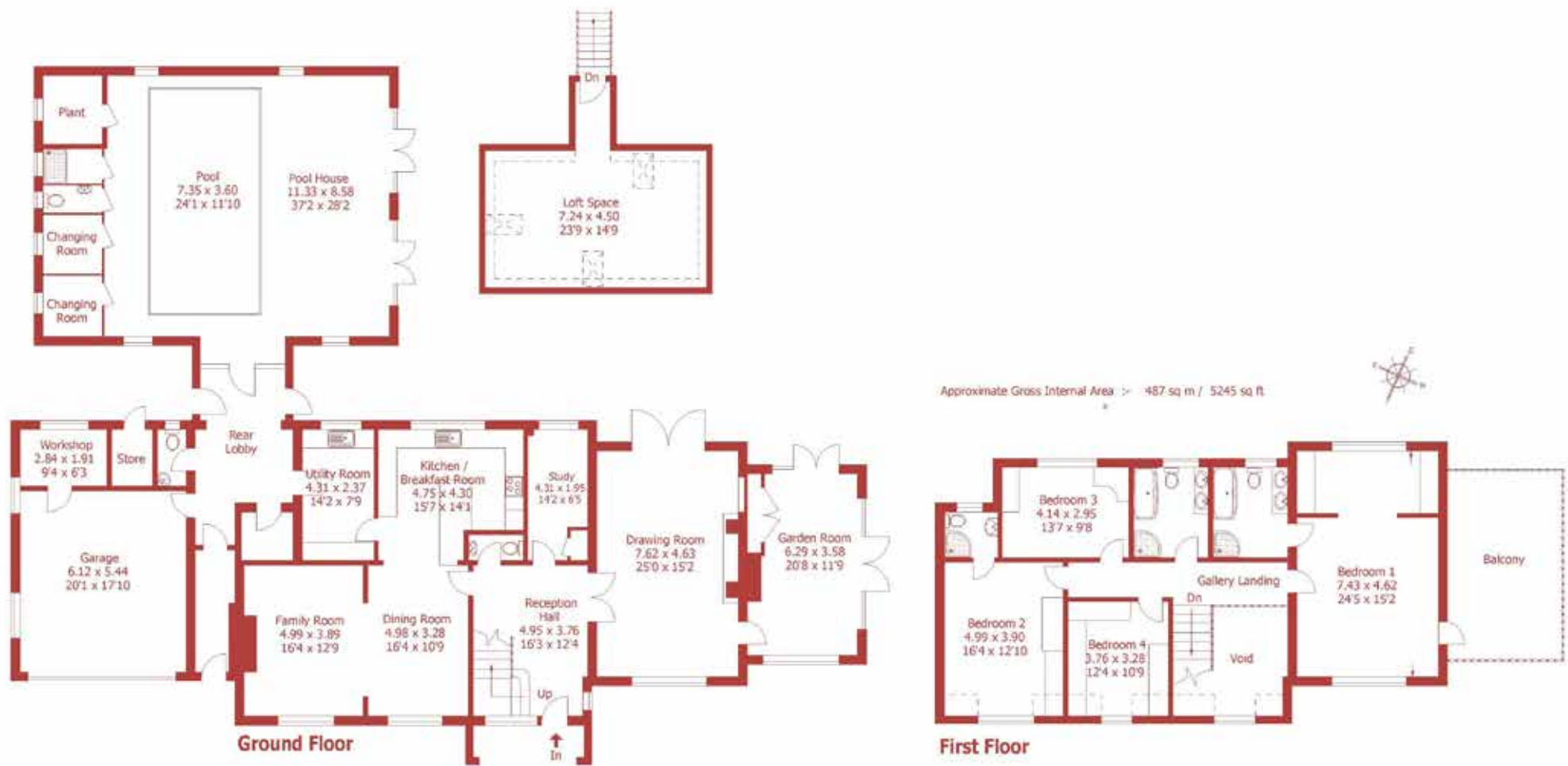
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

DIRECTIONS: From Canford Magna village, proceed to the junction with Magna Road. Turn right and immediately left, into Arrowsmith Road. Continue for less than a mile through some sharp bends, and the driveway to Gleddoch can be seen on the left hand side.









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

DISCLAIMER:

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