



Christopher
Batten

in association with

Winkworth

The Cedars, Arrowsmith Road, Canford Magna,
Wimborne, Dorset, BH21 3BD

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A spacious, well presented 4/5 bedroom detached chalet style property standing in a large, private garden plot of about 1 acre, including 2 double garages and a 'crazy golf' course, in a premier semi-rural road.

PRICE GUIDE: £1,250,000
FREEHOLD

COUNCIL TAX: Band G

EPC RATING: Band E

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The property has been extended and re-modelled in recent years to provide flexible accommodation, and benefits from gas central heating, replacement UPVC double glazing, a re-fitted kitchen with an extensive range of units and quartz worktops, and modern fitted bath and shower rooms. The house is connected to mains electricity, water and gas, and has a private drainage system.

There is a spacious central reception hall with storage and airing cupboards.

The sitting room features a brick fireplace with inset gas fire, lovely views, and French doors to a conservatory (with porcelain tiled floor and French doors to the water garden.)

Also from the sitting room, double doors lead to a dual aspect dining room (with automated blinds, a patio door to a raised garden terrace, and a door to the kitchen.)

The triple aspect kitchen/breakfast room has an excellent range of units and quartz worktops, L-shaped breakfast bar, space for American style fridge-freezer, Rangemaster Toledo gas range cooker, Bosch dishwasher, porcelain tiled floor, gas stove, and French doors to a morning terrace. In addition, there is a utility room with units, Worcester boiler, plumbing and space for washing machine and tumble dryer.



3



5



3

Bedroom 2 has fitted wardrobes, a dual aspect, and an en suite bath/shower room (which has a return door to the rear hallway.)

The rear hallway has a door to the garden, and gives access to a shower room and a secondary staircase to a guest bedroom/4, a spacious room with a skylight (with a fitted blind), dormer window to the rear (with an automated blind), and built-in wardrobes.

Bedroom 3 has a built-in cupboard and a wardrobe.

From the central hall, the primary staircase leads to a first floor landing. Bedroom 1 has built-in wardrobes, a dormer window overlooking the rear garden, access to large eaves storage space, and an en suite shower room. There is also a dressing room/bedroom 5 with walk-in closet, fitted dressing table, and access to eaves storage space.

The property is approached via a pair of electric gates and a large block paved driveway providing ample parking and turning space. There are 2 double garages (both with remote automated doors), one of which has a rear store/boot room with door to the rear garden.

The well stocked gardens extend all around the property and include a 'crazy golf' course in an enclosed, private area. To the rear of the house there is a raised terrace with steps leading to a large lawn interspersed with shrubs, a substantial summerhouse (with a timber deck) and a delightful water garden with cascading waterfall and lily pond. Planting includes magnolia, wisteria, pineapple broom, silver birch and oak.

Location: The Cedars enjoys easy access to local facilities in Merley, and in the larger centres of Broadstone and Wimborne. Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course. There are 2 first schools, a middle school and, between Broadstone and Corfe Mullen, Corfe Hills secondary school. Boys' and girls' grammar schools are nearby, and there is good access to independent schools eg Dumpton, Castle Court and Canford.





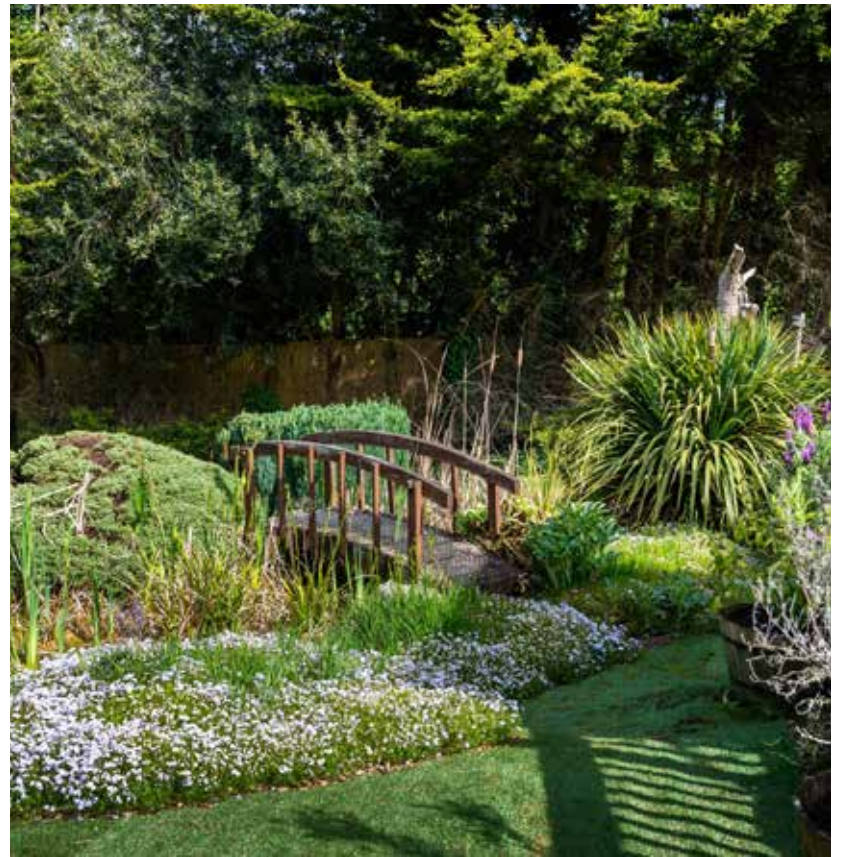


The market town of Wimborne Minster is approximately 3 miles to the north, whilst the coastal town of Poole, 3 miles to the south, has a mainline rail link to London Waterloo.

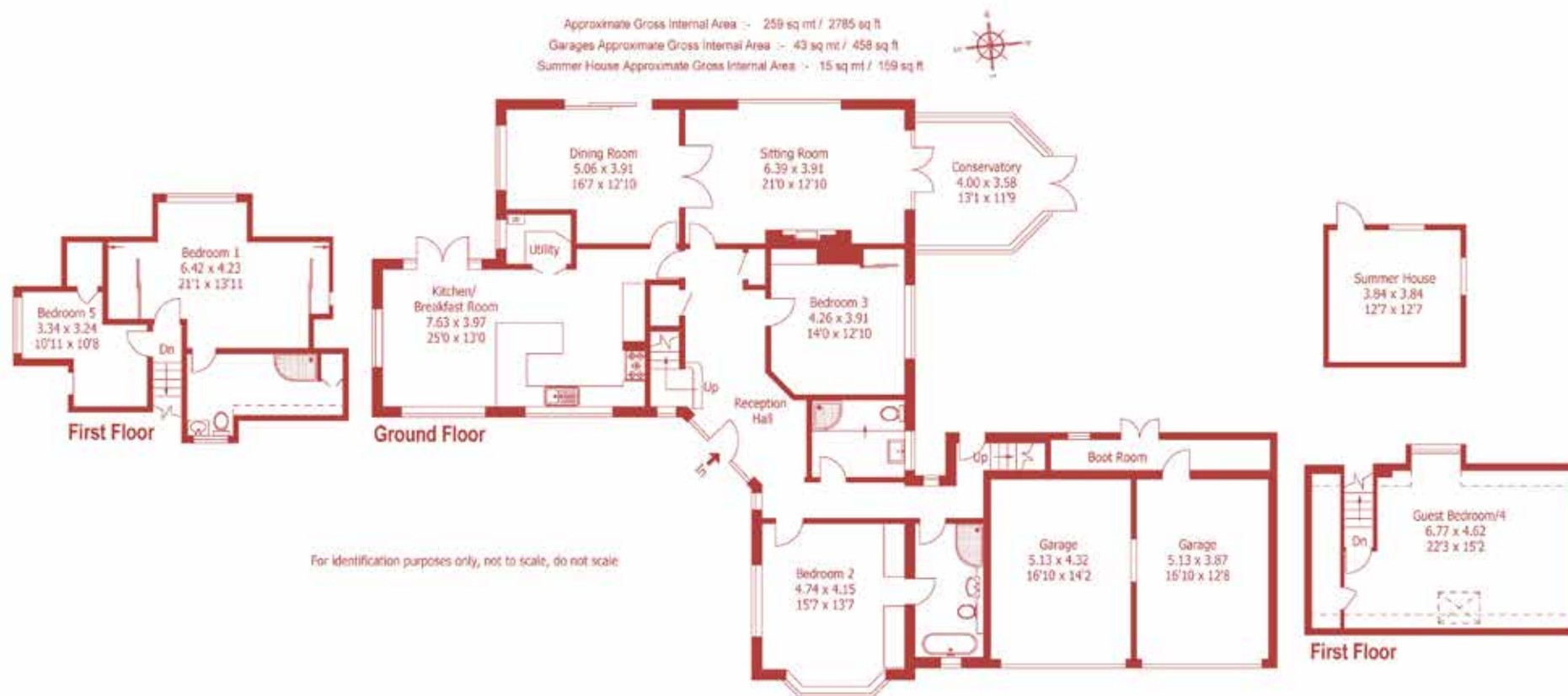
Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane and proceed through the village of Canford Magna. At the T-junction, turn right into Magna Road, and, at the traffic lights, turn left into Arrowsmith Road. The Cedars can be found on the right hand side.











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