



The Corner House
Holtwood, Holt
Wimborne, Dorset, BH21 7DR

A beautifully presented 3 double bedroom chalet style house set in a large, private corner plot in the picturesque hamlet of Holtwood.

PRICE GUIDE: £875,000
FREEHOLD





The Corner House has undergone a programme of re-modelling and refurbishment to form a stylish, tastefully presented contemporary style property. It is connected to mains electricity, water and drainage, and benefits from LPG central heating, double glazing and a slate roof. There is ample parking, and the former double garage has been converted into a games room/entertaining area (with fitted bar, large walk-in store room/pantry and cloakroom).

Elegantly styled and presented, the house includes an impressive ground floor principal bedroom suite with dressing room and en suite shower room, and on the first floor, 2 large bedrooms, an en suite shower room and a family bathroom. The lovely open plan kitchen/dining room has quartz worktops and contemporary style units, and the south facing garden is enclosed by hedges, affording privacy.

A large covered entrance way with timber uprights leads to a central hallway with a natural stone floor, an under stairs cupboard and a galleried landing above. There is a ground floor cloakroom (with WC and wash basin).



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3



3



The spacious sitting room has an engineered oak floor, a fire place (with a log burner), 2 built-in alcove cupboards with display shelving, French doors to the south facing garden, and bifolding panel doors to the open plan kitchen/dining room.

The dining area has French doors to the garden, a natural stone floor, and a door to a covered side walkway. The kitchen features contemporary style units, quartz worktops, integrated Neff dishwasher, space for range cooker, breakfast bar, and space for an American style fridge-freezer. The adjacent utility room has an excellent range of units, polished stone worktops, space and plumbing for washing machine, space for a slimline dishwasher, and Glow Worm LPG central heating boiler.

The spacious principal bedroom suite has a lobby area, a dressing room, French doors to the garden, and an en suite shower room (with walk-in shower, WC, wash basin, shaver point and limestone floor).

From the hall, stairs lead to a galleried landing with 2 eaves storage cupboards, study area, loft access, and airing cupboard containing a pressurised hot water cylinder. Bedroom 2 is a large, triple aspect room with a built-in wardrobe, eaves storage cupboards, and an en suite shower room (with shower, wash basin, WC and towel radiator).



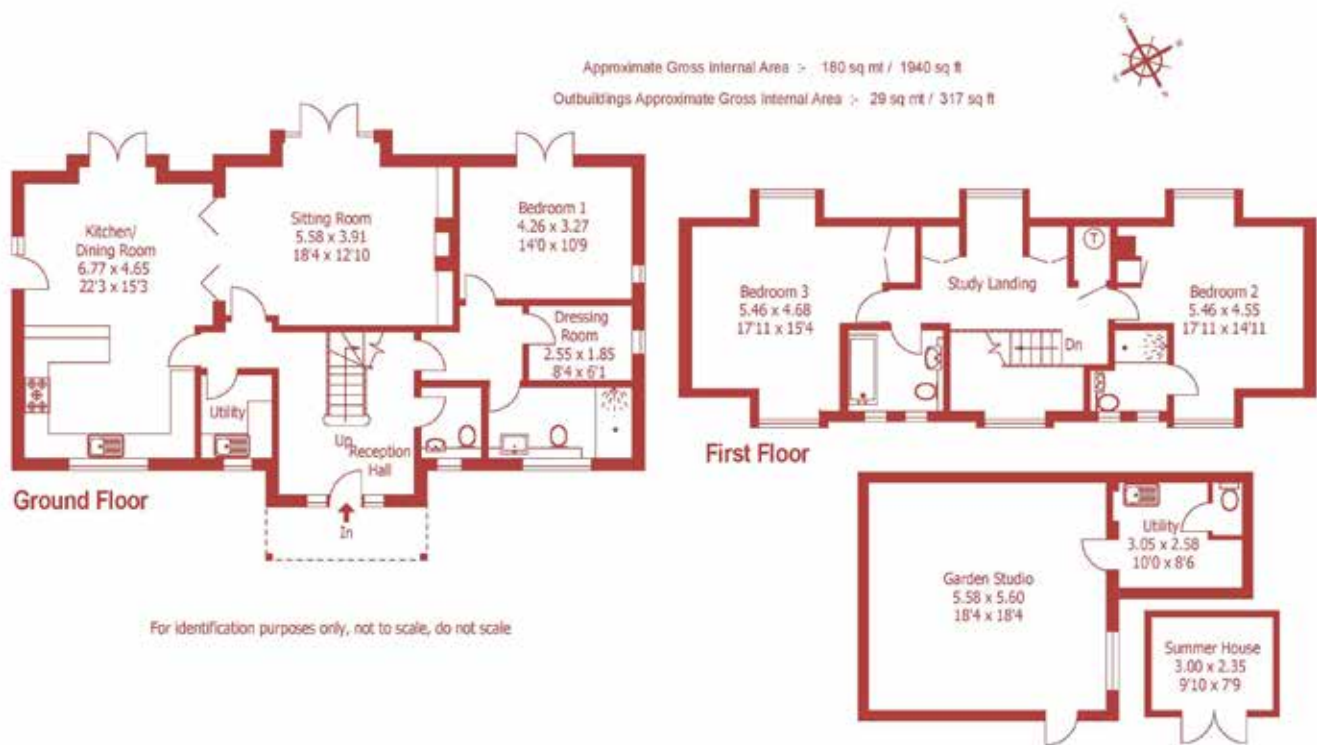
Bedroom 3 also a spacious double, has a dual aspect, a built-in wardrobe and 2 eaves storage cupboards. The family bathroom features a bath (with shower and screen over), WC, wash basin, electric shaver point and towel radiator.

The property stands on a large, private corner plot accessed off Bakers Lane through electric double gates opening onto a large gravelled parking area. There is a large timber pergola (with climbing shrubs) over a paved area ideal for al fresco dining.

The large detached double garage has 2 sets of timber doors, a pitched roof and a side stable door, and has been converted to provide an entertainment room (with bar, walk-in store room/pantry, and cloakroom with WC and wash basin). A retractable ladder leads to ample boarded loft space. The entertainment room is connected to mains drainage, water and electricity, and has an electric boiler heating system (with 2 radiators).

The private, south facing garden has a neatly maintained, established mixed hedge, an upper lawn with a gentle slope leading to a lower lawn with a timber sleeper retaining wall, well stocked shrub beds, exterior lighting, and further side access. There is a coded lockable pedestrian gate to the driveway.





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LOCATION: The popular hamlet of Holtwood nestles between 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 and turn right into Furzehill village. Proceed past The Stocks Inn and, at Pig Oak, turn left towards Gaunts Common along Petersham Lane. Pass through Gaunts Common, passing St James School on the right, and up Rooks Hill. At the crossroads, turn right into Holtwood. After a short distance, turn left into Bakers Lane and The Corner House is on the right hand side.

Council Tax: Band E.

EPC Rating: Band E







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