



Christopher
Batten

in association with

Winkworth

Pennar House, Furzehill, Wimborne
Dorset, BH21 4HD

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A beautifully presented,
modern 4 double bedroom
detached house in the heart of
the popular village of Furzehill,
just over a mile from the centre
of Wimborne.

ASKING PRICE: £820,000
Freehold

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Built in 1987, and owned by our clients since 2002, the property was extended in 2009 to create a large kitchen/dining/family room with bifold doors to the garden. There is also a spacious triple aspect living room.

The house is of traditional construction, with brick elevations, a roof of small plain tiles and 2 gabled tile hung dormers.

It is connected to all mains services, and has gas central heating, double glazing, quality oak internal doors, double garaging, off road parking and an attractively landscaped garden adjoining farmland.

EPC: Band C

COUNCIL TAX: Band F

Directions: From Wimborne, proceed towards Cranborne on the B3078. After about a mile, turn right into Furzehill village. The property can be found on the right hand side, at the junction with Smugglers Lane.



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4



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A gabled entrance porch and feature front door lead to a large reception hall with oak boarded floor, under stairs storage space and a cloakroom.

The spacious triple aspect living room has a multi-fuel fire, and glazed double doors to the rear garden.

The impressive triple aspect kitchen/dining/family area has bifold doors to the garden, an oak boarded floor, space for sofas and a large table and chairs, and a contemporary wood burning stove on a marble hearth.

The kitchen includes silestone work surfaces, a comprehensive range of high gloss units, a Leisure Cookmaster range cooker with glass splashplate and extractor hood above, a built-in LG American style fridge-freezer, and an integrated dishwasher.

Adjacent to the kitchen there is a utility room with hardwood work surface, cupboards, space for white goods, wall mounted gas boiler, and door to outside.







An oak and glass staircase leads to the first floor landing which has loft access and an airing cupboard.

Bedroom 1 is a spacious double room with a comprehensive range of fitted furniture and an en suite shower room.

Bedroom 2 has a full height wardrobe and a superb view over farmland to the rear. Bedroom 3 has a full height wardrobe, and bedroom 4, which is a smaller double room currently used as a study, has a rural view to the rear.

There is also a family bathroom.





Outside there are shingle and tarmac driveways providing off road parking, and a detached double garage with up-and-over door, personal door, light, power and storage space.

The front garden is enclosed by a low brick wall and a grass verge, and is planted with a wide selection of shrubs including laurels and camellias. There is a wisteria on the side of the house.

The rear garden is a particular feature of the property, backing onto open farmland and comprising a full width entertaining terrace/barbecue area wrapping around the house, a greenhouse enclosed by fencing, a magnolia, a fig tree, a moongate with honeysuckle, a small, well maintained lawn and a wealth of spring and summer flowers including roses.

Furzehill is a popular village set just over a mile from Wimborne town centre, with The Stocks Inn pub/restaurant and a busy post office/shop.

Dumpton Preparatory School is situated on the edge of the village and there is easy access to first schools at Gaunts Common and Witchampton, Allenbourn Middle School, and Queen Elizabeth's School at Pamphill. The major coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 30 minutes' drive.









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