



Christopher
Batten

in association with

Winkworth

Trenithy, 5 Blackwater Drive, Wimborne, Dorset,

BH21 3BH

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5 Blackwater Drive presents a rare opportunity to purchase a large chalet bungalow exceeding 3,000 square feet and benefitting from exceptional views, set within grounds of nearly 5.5 acres in a private position at the end of a little-known road.

PRICE GUIDE: £1,000,000
FREEHOLD

COUNCIL TAX: Band G

EPC RATING: Band D

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Built in 1963, the property would benefit from complete renovation, and offers great potential for modernisation and, subject to planning consent, extension. It features 3 spacious upstairs bedrooms, 3 downstairs, 2 bathrooms, 3 reception rooms and a kitchen/breakfast room. The grounds include a double garage and excellent off road parking.

The gardens and land surrounding Trenithy border the more famous Arrowsmith Road, and provide a haven for a wide range of wildlife. The elevated position of the house provides far reaching views across the treetops towards Poole. The land itself ranges from thick gorse to light woodland, with a large lawned area in the centre. Additionally there is a double garage and a workshop.

A glazed porch leads to a long entrance hall off of which are cupboards and a cloakroom. There is a spacious, front-facing lounge and a kitchen/breakfast room. At the rear a large garden room benefits from stunning views over the grounds, and there is an adjacent dining room with vintage storage. At one end of the house there are 3 large bedrooms, all with sinks and extensive storage, plus a shower room and a further WC.

The first floor comprises 3 more spacious bedrooms and a bathroom. The front bedroom gives access to a second kitchen, beyond which is a store room leading into the eaves. There are 2 additional large eaves storage areas.



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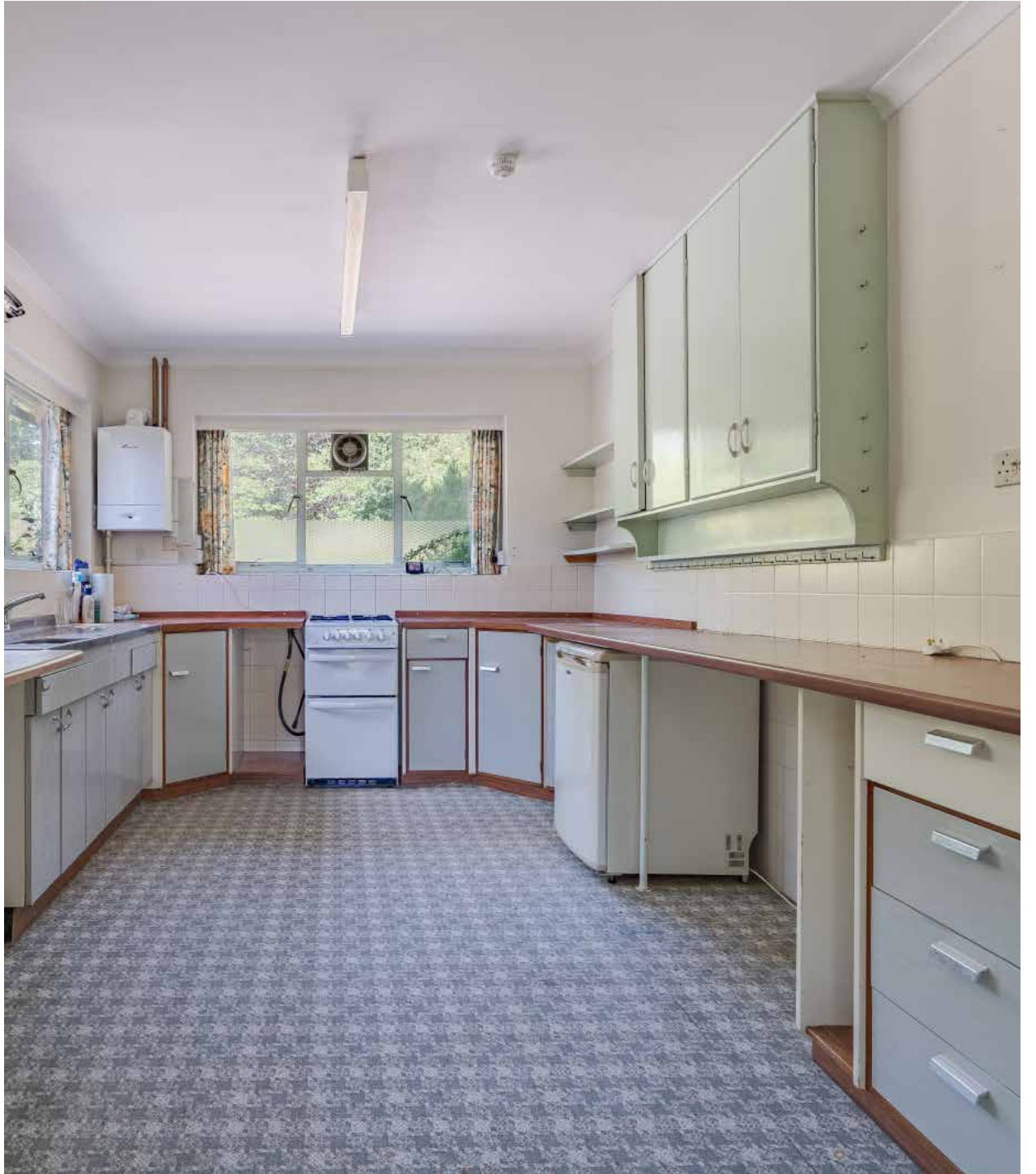
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LOCATION: The nearest amenities to Blackwater Drive can be found in Merley, which offers local shops, a health practice, a First School, a community centre and a church. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities. There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole. 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 Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Take the first exit at the roundabout, into Gravel Hill. Proceed ahead at the traffic lights (at the junction with Queen Anne Drive) and take the second turning on the left into Blackwater Drive.













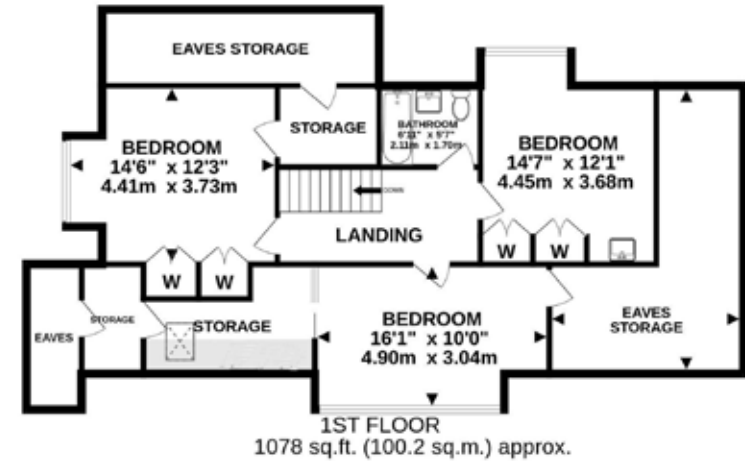
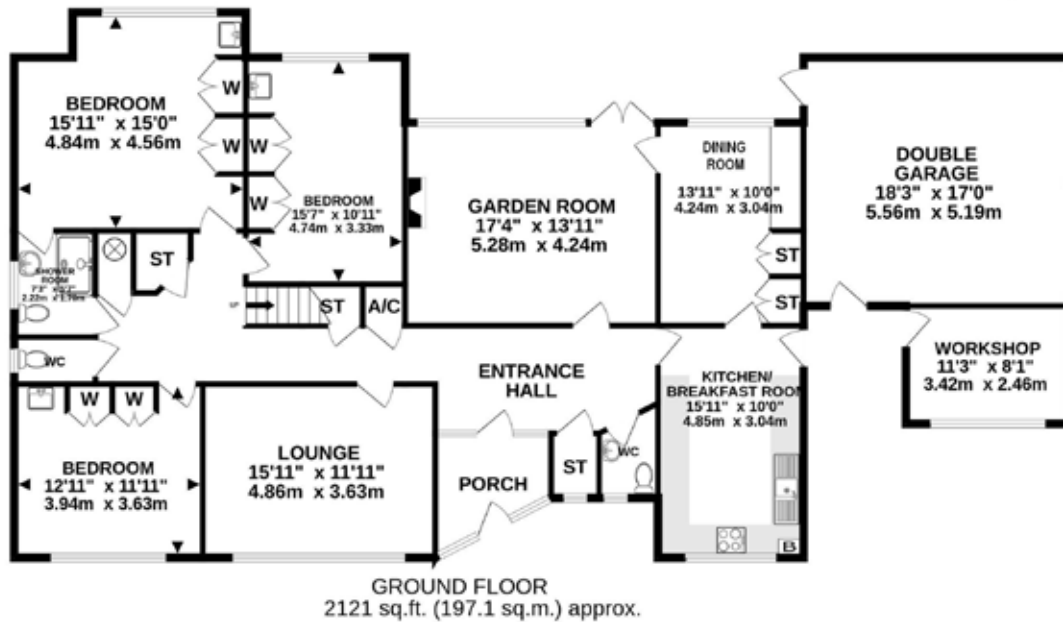


INCLUDING EAVES AREAS, GARAGE AND WORKSHOP

TOTAL FLOOR AREA : 3200 sq.ft. (297.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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