



42 Lodge Road, Holt, Wimborne,
Dorset, BH21 7DW

A beautifully presented 4 bedroom
semi-detached house offering deceptively
spacious, contemporary style
accommodation of over 2,000ft²,
in a quiet residential road close to
the village centre.

PRICE GUIDE: £595,000
FREEHOLD

Christopher
Batten

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The property has undergone a major programme of extension and refurbishment over the last 10 years, and has been finished to a high standard of specification. It benefits from UPVC double glazing, and economical features including central heating and hot water provided by an air-source heat pump, and solar panels.

A stone floor with under floor heating runs through the open plan living space which includes a superb kitchen/dining room (with bi-fold doors to the garden.) The ground floor also boasts a light and spacious living room, a play-room, a study, a boot room, a utility room and a cloakroom. On the first floor there are 4 spacious bedrooms, 2 en suite shower rooms and a family bathroom, all of which are beautifully appointed.

A reception hall (with under stairs cupboard) leads to a study, a playroom and a boot room, off of which is a cloakroom.



 4  4  3



At the back of the house, the living room has a wood burning stove and full height double glazed windows overlooking the garden. Leading off of this room is a delightful garden room with vaulted ceiling, 3 skylights, and bifold doors opening onto a large garden terrace.



The kitchen/dining room has a square bay window (with storage seat) to the front, wall units, space for American style fridge-freezer, Belfast sink, hand-painted units, solid timber worktops, electric range cooker and extractor. Off the kitchen there is a utility room with sink, space and plumbing for washing machine, space for tumble dryer, cupboards, and door to a covered rear porch (with a boiler cupboard.)

The spacious galleried first floor landing has a loft access. Bedroom 1 has a large walk-in closet, full height windows giving outstanding views over open countryside, and an en suite shower room.



Bedroom 2 has an airing cupboard containing a pressurised hot water cylinder, and an en suite shower room. There are 2 further double bedrooms and a spacious contemporary bathroom.

A gravelled area in front of the property provides off road parking. A side gate leads to the rear garden which features a full width terrace, a garden store, steps down to a lower lawn, flower and shrub beds, a rear patio, and a picket fence and gate leading to a kitchen garden (with timber shed, greenhouse, logstore and raised beds.)

Holt is a sought after village to the north of Wimborne with a village hall and green, and The Old Inn pub/restaurant.

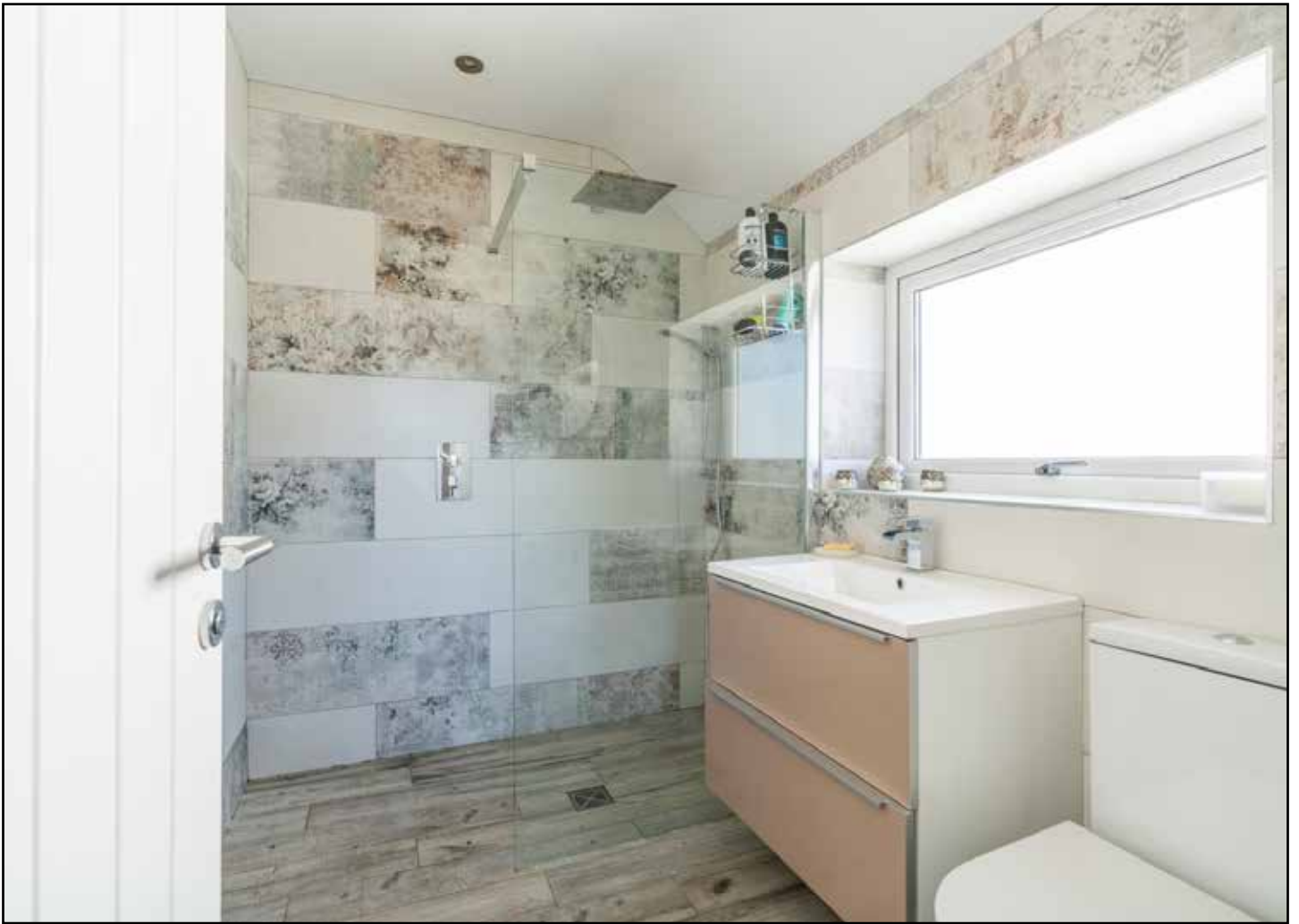
There is a post office/shop about a mile away in Furzehill, and Wimborne offers an excellent range of amenities.





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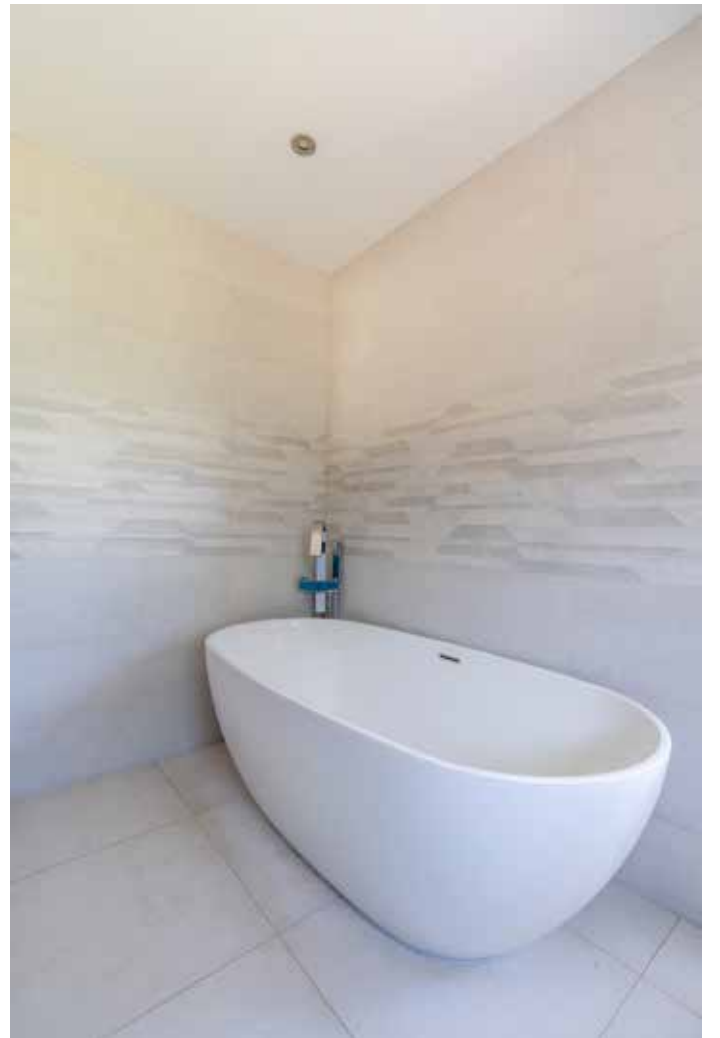
There are First Schools in Gaunts Common and Witchampton, and Dumpton Preparatory School just outside Furzehill, and the wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Canford, Castle Court, Clayesmore and Bryanston. The coastal towns of Poole and 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. Proceed through the village, passing The Stocks Inn, and continue towards Holt. On entering the village, proceed straight through, going past The Old Inn on the right.

Continue along Holt Lane which then becomes Lodge Road. After the turning to Pondhead, turn right into a small service road which leads to number 42.

Council Tax: Band C EPC Rating: Band B







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