



Christopher
Batten

in association with

Winkworth

The Haven | Arrowsmith Road | Canford Magna
Wimborne | Dorset | BH21 3BG

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A substantial country house
approaching 7,800 sq ft including
a self-contained apartment, with
additional outbuildings,
set in rolling landscaped grounds
of 5.5 acres

GUIDE PRICE: £3,250,000
FREEHOLD

EPC: C
COUNCIL TAX: H

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A magnificent 6 bedroom detached country house with a self-contained 1 bedroom coach house apartment and 8-car garaging, approached off a long, private driveway and standing in 5.5 acres of landscaped grounds. The main house, the apartment and the garaging amount in total to over 7,800ft².

Traditionally built to exacting standards for our clients, and completed in 1999, the property's high specification includes handmade clay bricks from Yorkshire, a decoratively patterned, insulated roof of small plain tiles, insulated and reinforced solid concrete floors, and insulated cavity walls.

Maintained to a high standard and tastefully presented throughout, the house features solid mahogany staircases and interior doors, plaster cornice ceilings, dado rails, 2 wood burning fires, a custom built ash kitchen (with granite surfaces and a gas Aga with electric companion), and a superb family/breakfast room with exposed green oak beams and timbers.

The private, 5.5 acre grounds include a remarkable 12-pond cascading water feature, a substantial garden studio/home office and a large animal building/tractor store with tack room. The house is set well back from Arrowsmith Road and approached off a long drive leading to a courtyard providing extensive parking and leading to the 8-car garaging.

The market town of Wimborne Minster is within a 5-minute drive, whilst the major coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 4 and 7 miles respectively.

The area is well known for its excellent recreational and sporting facilities, including renowned golf courses at Broadstone and Remedy Oak, the glorious Sandbanks Beach and various marinas. The property is situated close to Poole and Parkstone Grammar Schools and the renowned Canford School, and there are Preparatory Schools within easy reach at Corfe Mullen (Castle Court) and Furzehill (Dumpton).



5



6



5

The House

Double doors leads to a high gabled entrance porch with an entrance door to a large central reception hall (with high vaulted ceiling and galleried landing above, and windows looking onto the central courtyard.) There is a cloakroom with WC, wash basin and cupboard.

The dual aspect drawing room features an Italian marble fireplace (with inset gas fire) and 2 pairs of glazed doors to the garden terrace. A door connects to the self-contained apartment.

There is a separate, dual aspect formal dining room and a dual aspect family room with a wood burning fire.

The superb kitchen/breakfast/family room includes superb custom made ash units, granite worktops, a gas Aga with electric companion (providing domestic hot water), 2 sinks, water filter, 2 Miele dishwashers and central island with wine chiller. The breakfast/family area has a high vaulted ceiling, exposed green oak beams and timbers, brick faced walls, tiled floor, glazed roof and 2 pairs of glazed doors to the garden terrace. There is a utility room with washing machine, tumble dryer, American style fridge-freezer, cupboard containing a water softener, and door to a covered rear porch. From the reception hall, a magnificent mahogany staircase with turned spindles leads to a large, central galleried landing.

The triple aspect principal bedroom overlooks the grounds and has a dressing room and an en suite bath/shower room (with 2 wash basins, WC, bidet, shower and rolltop bath with ball-and-claw feet.) The en suite could be sub-divided to form an independent en suite for bedroom 2 which has a dual aspect, a feature curved wall, and access to the 'jack and jill' bathroom. Bedroom 3 has a triple aspect over the grounds, a dressing room and an en suite





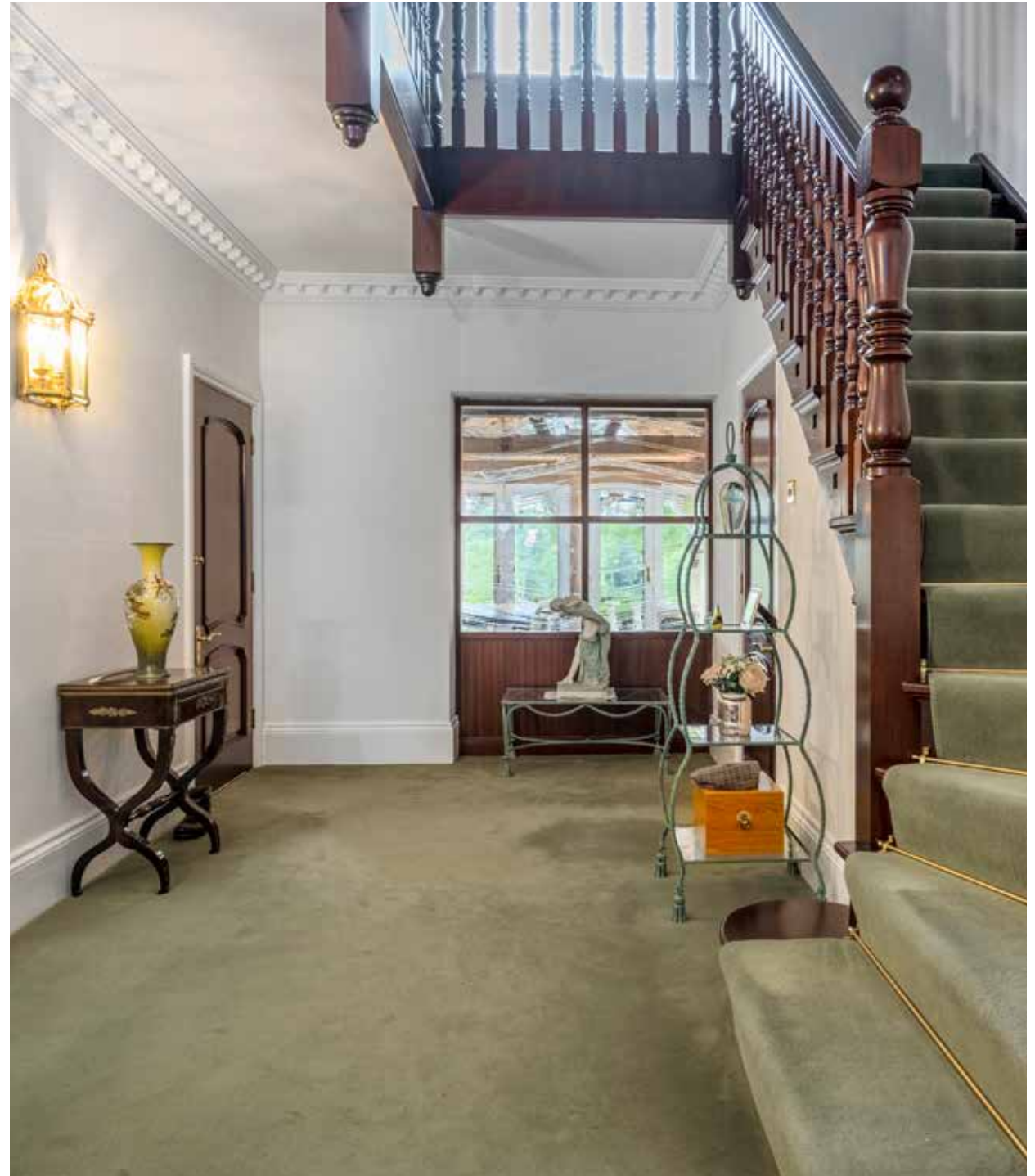


shower. The landing also provides access, to a lobby area which leads to bedroom 4 which has dual aspect windows looking onto the grounds, and an en suite cloakroom. This room can form the bedroom to the separate apartment.

From the lobby area, a staircase leads to the second floor where there is a long hallway with a sloping ceiling and 2 display niches. This provides access to Bedrooms 5, 6, a hobbies room (currently houses a model railway layout which is included in the sale,) a dressing room, a bath/shower room (with large walk-in airing cupboard), and a walk-in store room with fixed staircase leading to the loft.

The Apartment

An independent front door gives access to the coach house style apartment which has a hallway with an under stairs cupboard and a door to the adjacent garage. A mahogany staircase leads to the apartment on the first floor. There is a double bedroom/bedroom 4 with en suite cloakroom, a separate shower room, a living room and a modern fitted kitchen. A door gives access to a raised garden terrace.





Outside

A brick pillared entrance way leads to a long wood-ed avenue giving access to the courtyard area where there is garaging for 8 vehicles (with electric doors, lighting and power points.) The main garage could be incorporated into the house as an entertainment/cinema room. There is 1 further carport, and a wood-store.

Beyond the house, there is a substantial outbuilding previously used as a garden office with a gas central heating system, lighting, water and connection to the house's private drainage system.

The grounds, which amount to about 5.5 acres, extend all around the house and feature a magnificent 12-pond water garden with cascading waterfalls and water lilies. An impressive terrace extends to 2 sides of the house, and has steps leading down to a large expanse of lawn interspersed with trees. At the lower level there is a substantial block built animal building/tractor store with a separate tack room.

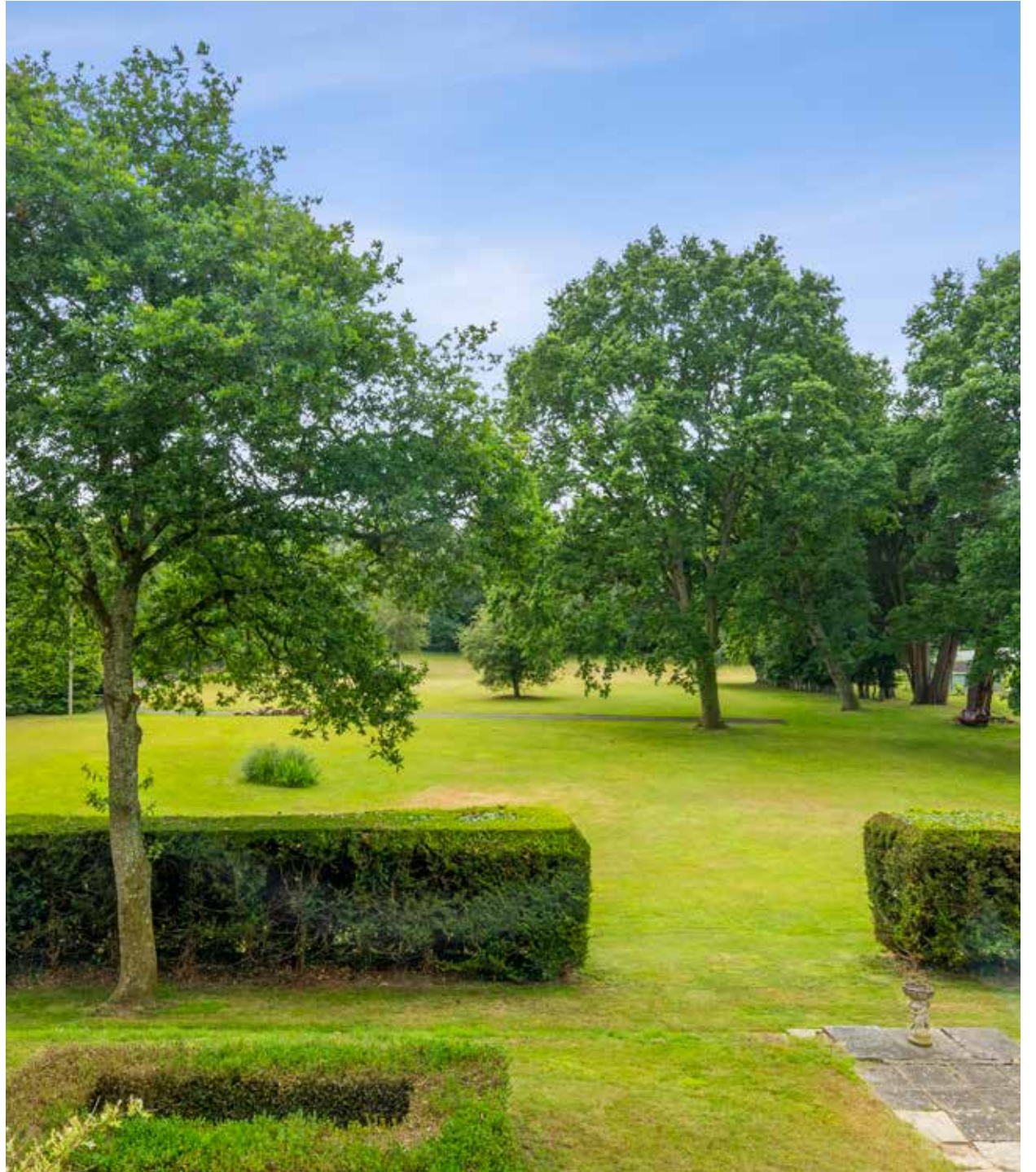
There is mains water, gas and electricity, and a private drainage system. The gas central heating system features recently replaced separate boilers serving the house and the apartment, and there is UPVC double glazing, a security alarm, a fire alarm system and a water softener.

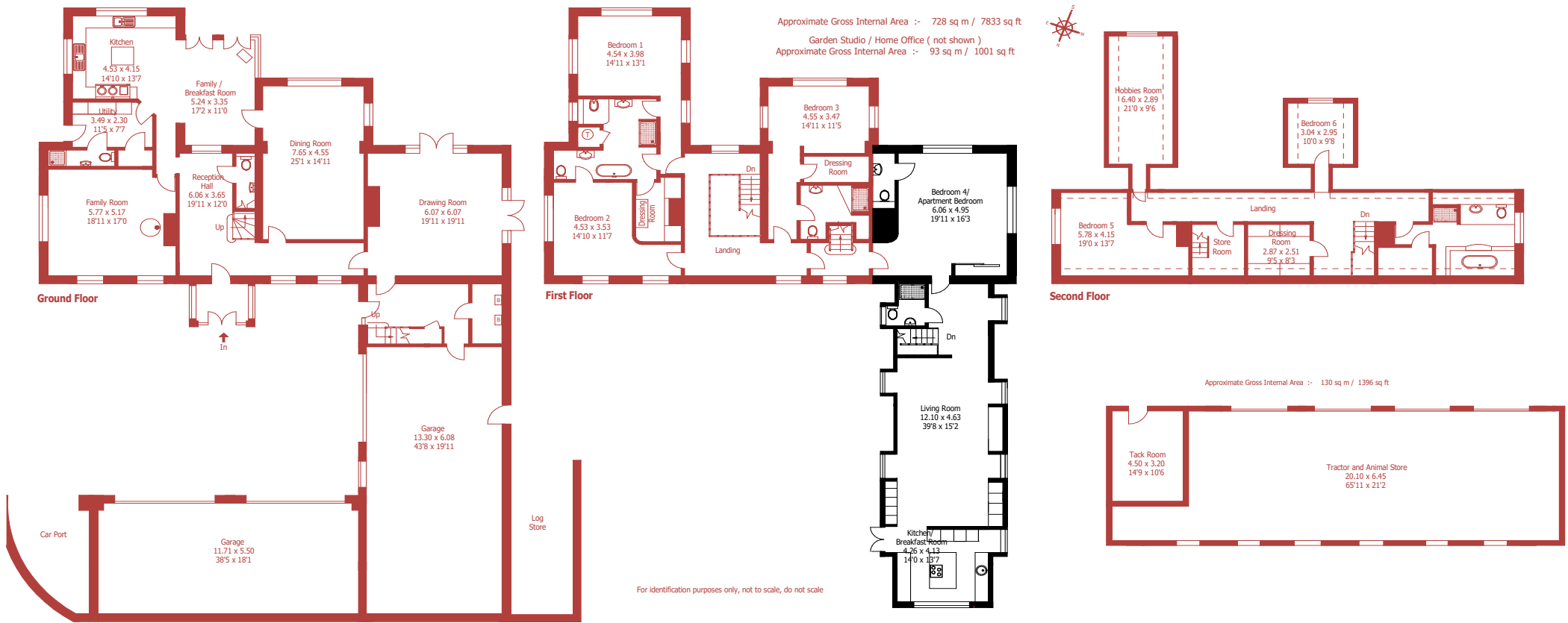
Directions

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the junction with Queen Anne Drive, continue ahead. Just before the roundabout at the junction with Dunyeats Road, turn left into Arrowsmith Road. Proceed past the turning to Canford Magna Nursing Home on the right, and the driveway to the property can be found immediately on the left hand side.









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DISCLAIMER:

This Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

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