



Christopher
Batten

in association with

Winkworth

Meadow View, Holt Lane, Holt
Wimborne, BH21 7DQ

Meadow View, Holt Lane, Holt,
Wimborne, BH21 7DQ

A stunning 4 bedroom detached family house, extended to provide contemporary style open plan living, and refurbished to a high specification, standing in grounds of over 0.7 of an acre in a popular village north of Wimborne.

ASKING PRICE: £1,250,000
FREEHOLD

Christopher
Batten

in association with

Winkworth





Meadow View has undergone a programme of complete renovation, and features a large living room, a study and a superbly fitted contemporary kitchen/dining room with adjacent vaulted family room enjoying delightful views over the garden and paddock to open countryside beyond.

There are 2 en suites, family bathroom to be completed (plumbing installed), and an impressive hardwood deck incorporating a covered loggia ideal for outside entertaining.

The paddock beyond the formal garden stretches behind the neighbouring property and adjoins open countryside, providing a beautiful backdrop.

The house is connected to mains electricity, water and drainage, and benefits from double glazing, oil fired central heating, oak-faced internal doors and Amtico flooring to the ground floor.

Council Tax: Band G EPC Rating: Band D

01202 841171
properties@christopherbatten.co.uk



A covered entrance way leads to a spacious reception hall with under stairs cupboard and cloakroom, and there is a study fitted with shelving.

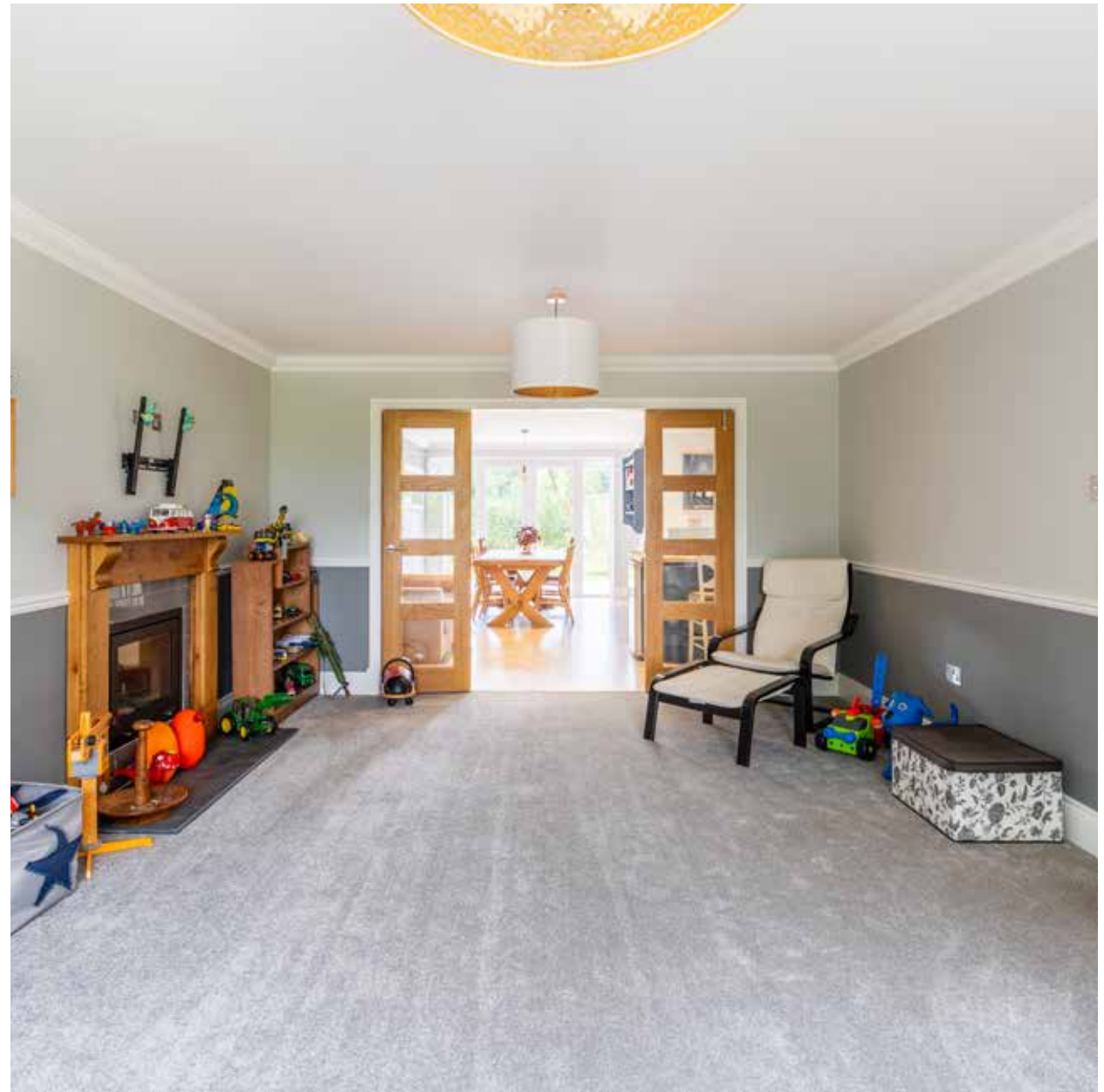
The large living room has a wood burner and sliding doors opening through to the hub of the house, the extensive open plan kitchen/dining/family room. Glazed double doors in the dining area provide a lovely aspect over the rear garden.

The contemporary kitchen features a superb range of hand-made units, oak work surfaces, and a large island/breakfast bar with integrated induction hob and fridge drawers below. Further appliances include a large electric oven, an integrated dishwasher, wine fridge and a water softener, and there is space for an American style fridge-freezer.

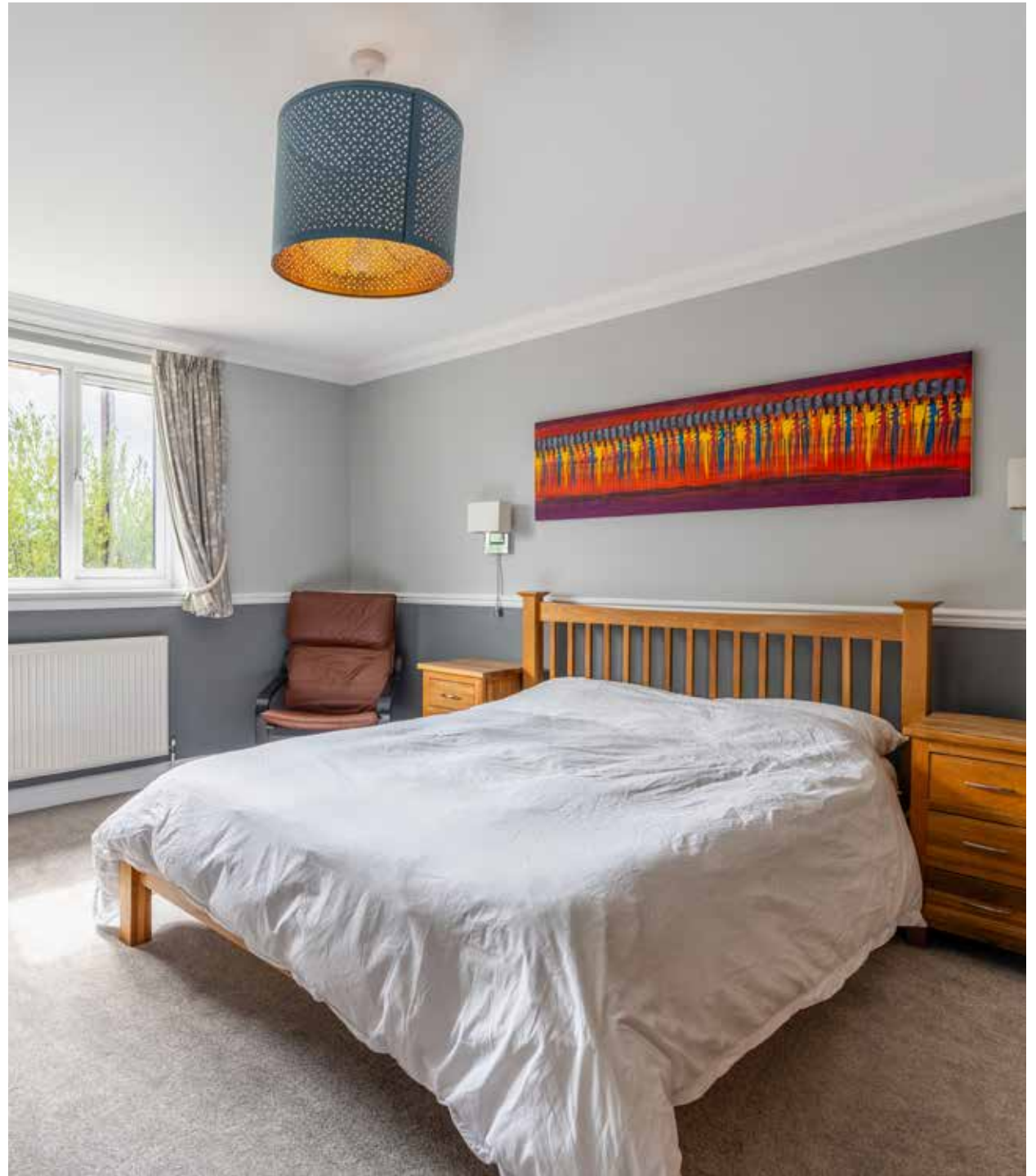
There is a door to a covered loggia, and a personal door to the garage. The impressive family room boasts a vaulted ceiling, exposed oak timbers, a wood burner, under floor heating, an oak panelled feature wall and triple sliding doors to the sun deck.

The galleried first floor landing has an airing cupboard, and a retractable ladder to a partially boarded loft (with fitted light.)

The 25ft principal bedroom has fitted wardrobes, a lovely aspect over open countryside, and a large en suite bath/shower room.





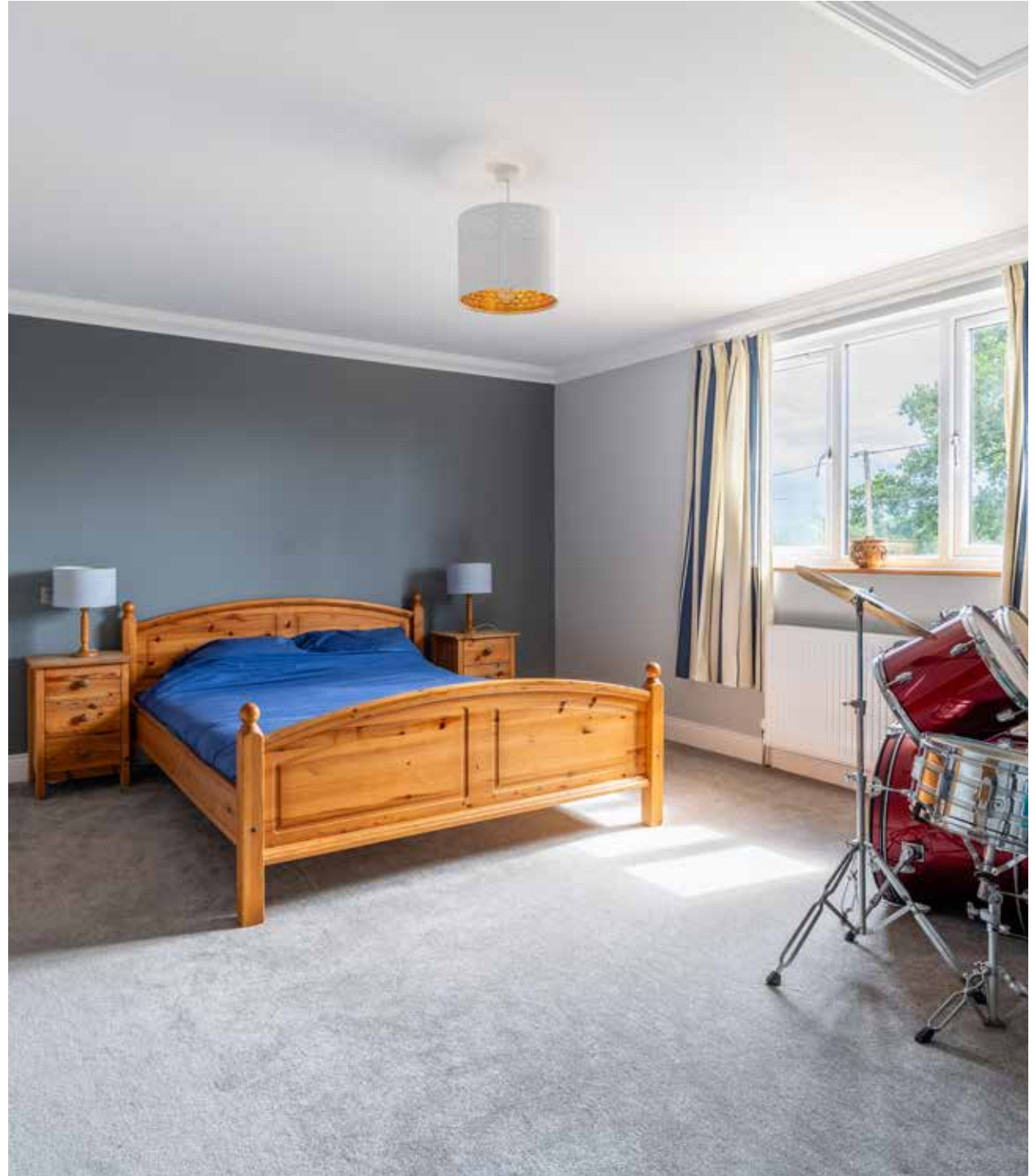




Bedroom 2 is a spacious room with a walk-in closet, a retractable ladder to a further boarded roof space (with light), and an en suite shower room (with underfloor heating). Bedroom 3 has fitted wardrobes and an aspect over fields opposite, and bedroom 4 offers a delightful view over the rear garden.

The family bathroom is currently un-fitted but offers potential for installation.

The house is set back from the road and approached via an expansive driveway providing parking for numerous vehicles. There is an integral double garage, fully insulated (lined in OSB) and heated, with electric insulated up-and-over door, cupboards, work-bench, shelving, rubber floor (insulated), personal door to the kitchen, and a utility area (with Belfast sink, Grant oil fired central heating boiler, pressurised hot water cylinder, and space and plumbing for washing machine and tumble dryer.)





The front garden is predominantly lawned.. The rear garden features an IPE hardwood sun deck on steel joists, with exterior power points and lighting, incorporating a covered loggia ideal for entertaining. There is a tractor shed and woodstore to the side of the house.

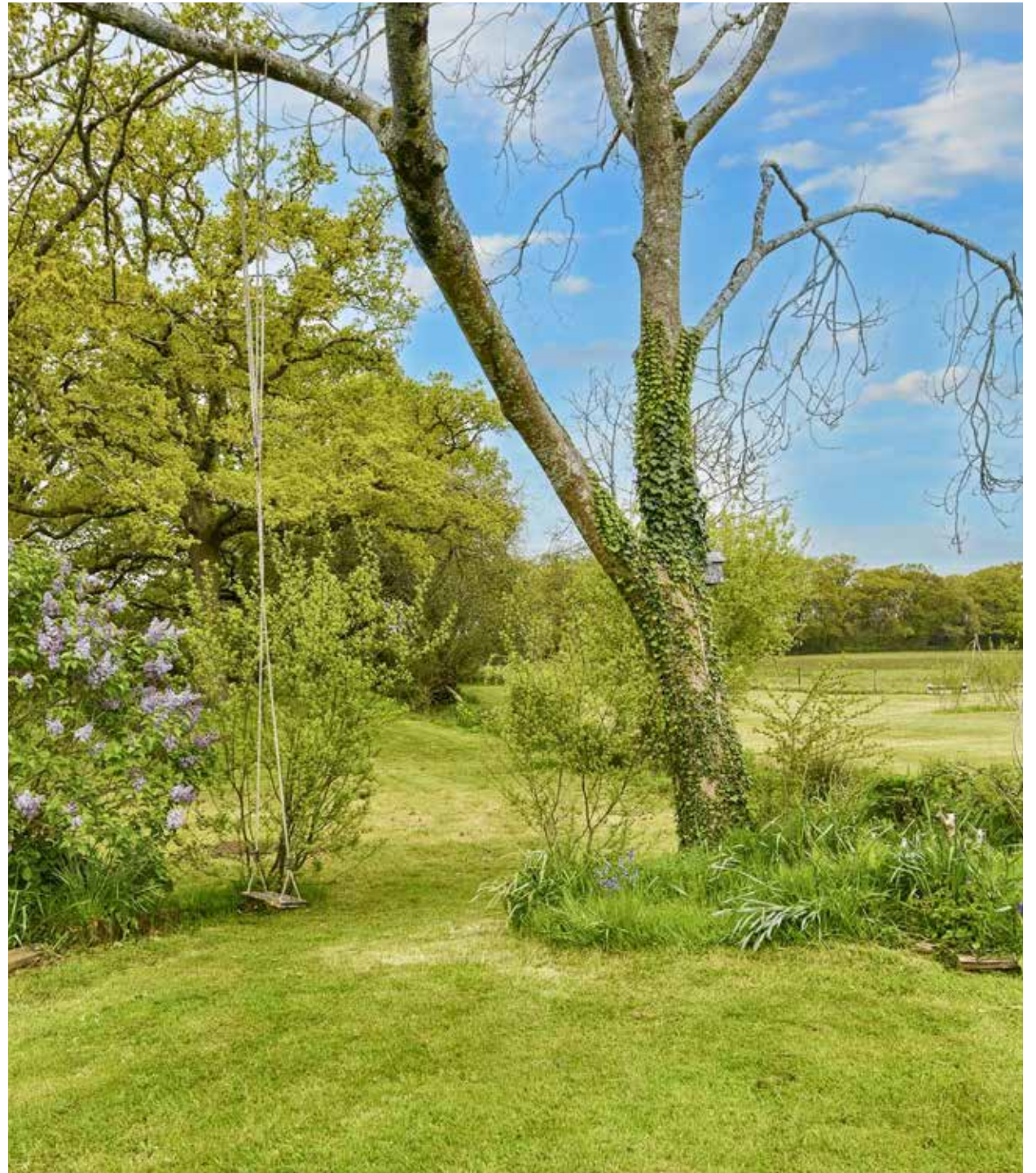
The garden is lawned and features a stream and a large paddock extending across the rear of the adjacent property, interspersed with established trees. The paddock adjoins open countryside to the rear.

LOCATION: Holt is a sought after village to the north of Wimborne with a village hall 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.

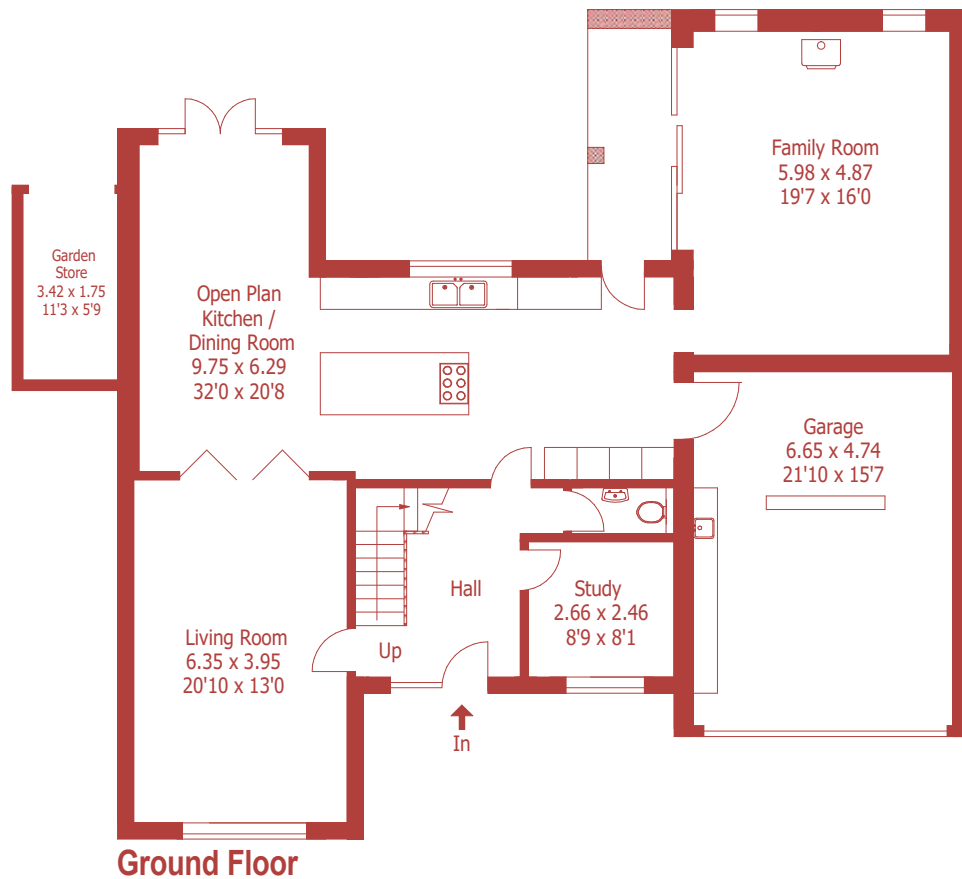


There are First Schools in Gaunts Common and Witchampton, and Dumpton Preparatory School just outside Furzehill, and the wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Canford, Castle Court, Clayesmore and Bryanston.

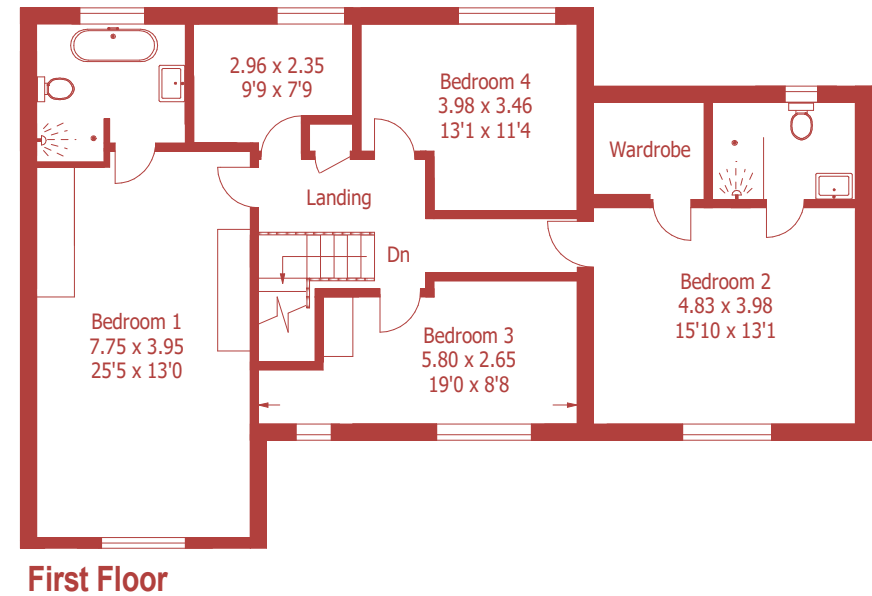
The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.







Approximate Gross Internal Area :- 269 sq mt / 2894 sq ft
Inc Garage



For identification purposes only, not to scale, do not scale

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



15 East Street | Wimborne | Dorset | BH21 1DT
properties@christopherbatten.co.uk
01202 841171

Christopher
Batten

in association with

Winkworth