



Christopher
Batten

in association with

Winkworth

Merryfield House, Smugglers Lane, Colehill,
Wimborne, Dorset, BH21 2RY

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A simply stunning 5 bedroom detached Edwardian family home, formerly the rectory to St Michaels & All Angels Church, set on a garden site of about a third of an acre at the top of Colehill, just over 1 mile from Wimborne town centre.

GUIDE PRICE: £1,705,000
FREEHOLD

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Great attention to detail has been paid in restoring and refurbishing this magnificent Grade II Listed 'Arts and Crafts' building, and no expense has been spared in creating an outstanding home.

The superb accommodation extends to over 4200sq ft of living space, arranged over 3 floors, and includes 4 spacious reception rooms, a stunning hand built Searle & Taylor kitchen, a large family/breakfast room, 5 large double bedrooms and 4 luxury bathrooms.

DIRECTIONS: From Wimborne, proceed up Rowlands Hill, past Colehill Cricket Ground and along Wimborne Road. At the staggered crossroads opposite Colehill Post Office, turn left into Smugglers Lane. Merryfield House is situated on the left hand side, before reaching Furzehill.

COUNCIL TAX: Band G

EPC RATING: Exempt due to Grade II Listing

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Traditionally constructed, the house has handsome elevations of render, tile hanging and brick under a small, plain clay tiled roof, with tall sash windows, and tall brick chimney. It is connected to all mains services, with quality hardwood Georgian style windows throughout.

This is a significant family home designed by the eminent architect W D Caroe, a major figure in the Arts & Crafts movement of the time.

A feature portico entrance with paved floor, and an impressive hand-painted front door (with brass knocker) leads into a panelled entrance vestibule (with 3-colour ceramic tiled floor, and cornice) off of which is a cloakroom with Sanitan high level WC, wash basin, half tiled walls and ceramic tiled floor.

The reception hall has a winding staircase (with mahogany handrail) to the first floor, unusual tiled fireplace, parquet flooring, and under stairs cupboard.

The sitting room/study is a superb dual aspect room with a semi-circular bay window overlooking the courtyard, and stone fireplace with inset firebox.

Glazed full height doors from the hallway lead to a dining room with stone corner fireplace (with inset wood burner), feature semi-circular bay window and door to the garden.





The magnificent drawing room has an original fireplace set in a panelled arched recess (with wrought iron grate, raised basket, and slate hearth), and 2 pairs of full height hardwood double glazed doors to the terrace and garden.

The stunning custom made kitchen/breakfast room by Searle & Taylor of Winchester features a comprehensive range of hand painted and figured walnut joinery, granite surfaces, twin under-bowl Belfast sinks, island unit complemented by an L-shaped walnut sitting area, gas Aga and module (with 4 ovens, 2 gas burners, and 2 hotplates) with feature mantel over, Miele oven, Fisher & Paykel drawer dishwasher, large Gaggenau larder fridge, separate freezer, spice drawers and shelves, feature fitted larder, limestone floor, and overlooks the front garden and courtyard.

From the kitchen/breakfast room, a door leads through to a family/breakfast room with brick fireplace, high level panelling, storage cupboard, limestone flooring, concealed staircase to first floor and second floors, and door to outside. There is a utility room with a range of hand painted units, granite surfaces, twin under-bowl ceramic sinks, utility cupboard with space for white goods, and doors to a built-in drying room, a wine store and a small enclosed courtyard.





From the reception hall, an impressive winding staircase leads to a long first floor landing with feature cornicing.

The principal bedroom suite is an impressive room with 2 sash windows overlooking the rear garden, glazed casement doors to a magnificent dressing room with a range of bespoke full height wardrobes (with hanging space and drawers), oak flooring, and a walkway to a large, marble tiled en suite shower room with shower, winged wash basin on a chrome pedestal, and concealed cistern WC.

Bedroom 2 is a superb dual aspect room with en suite dressing room and an en suite shower room with shower, concealed cistern WC, and wash basin.

The spacious third bedroom has fitted wardrobes and drawers.

The family bath/shower room has a free standing rolltop bath, corner shower, wash basin and WC.

From the first floor landing, stairs lead to a long second floor landing with access to eaves storage space, and study area with a workstation.

Bedrooms 4 and 5 are large double rooms with a fitted wardrobes, and the second floor bath/shower room comprises a modern bath tub, shower cubicle, wash basin and WC.



A tarmac slipway leads through stone-capped brick piers and oak gates into a large gravelled courtyard. A paved slipway leads to a large detached double garage with up-and-over door, and staircase to office/games room.

The front garden is enclosed from the road by established mixed hedgerows, with a well maintained lawn, and paved surround, and a paved terrace.

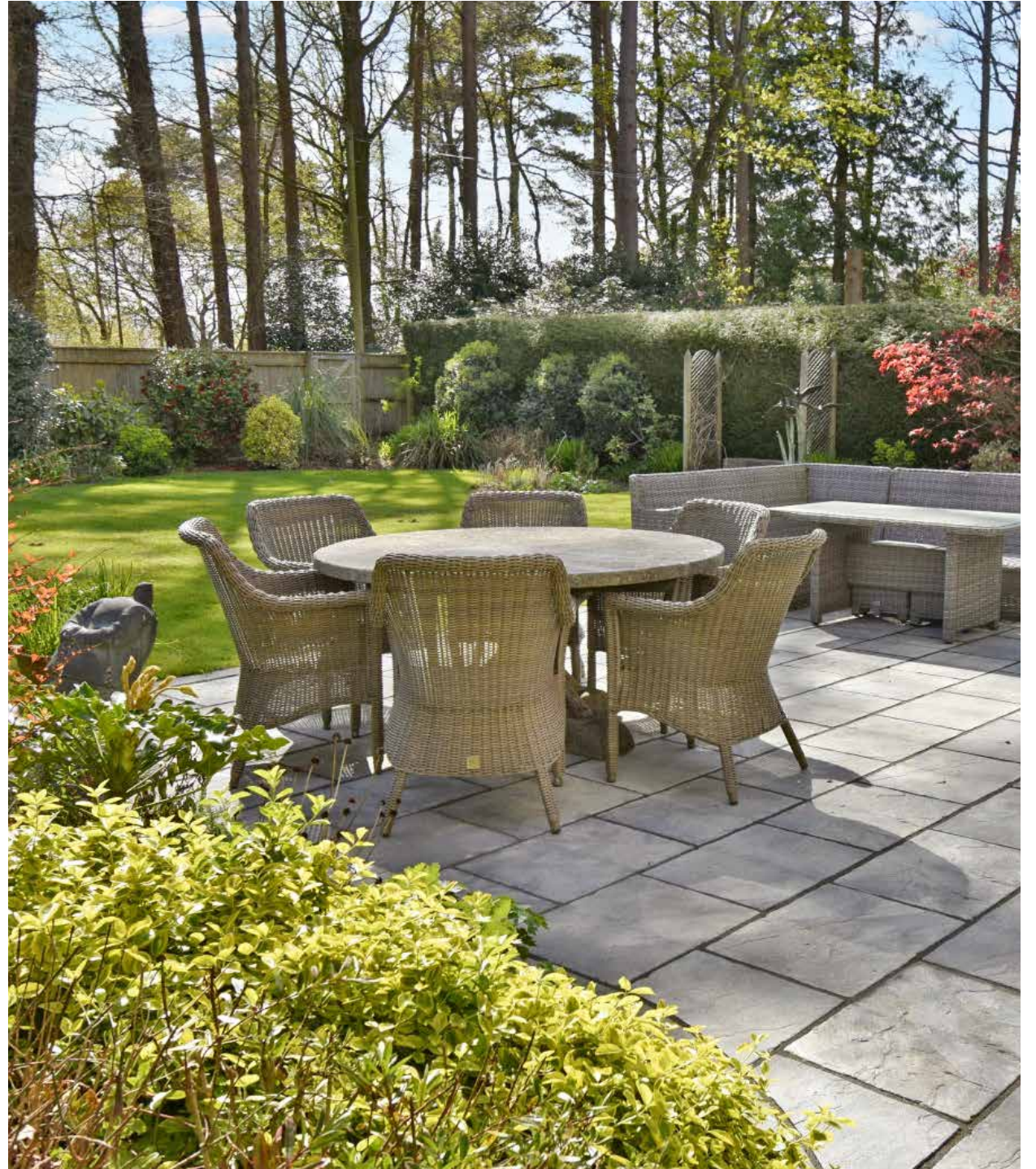
The rear garden is an outstanding feature of the property, being predominantly south facing with a large, well maintained flat lawn, and enclosed by close boarded fencing and a high conifer hedge. There are impressive borders planted with a wide range of shrubs, trees including beech and palm, a large paved entertaining terrace ideal for Al Fresco dining, private terrace behind the garage, with a large detached garden chalet.

LOCATION:

Colehill offers local shops, and Wimborne town centre offers a wide range of amenities, while the larger coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within 20 minutes' drive. Bournemouth and Southampton airports are also easily accessible. The area is well served by both state and independent schools including Dumpton and Queen Elizabeth's.



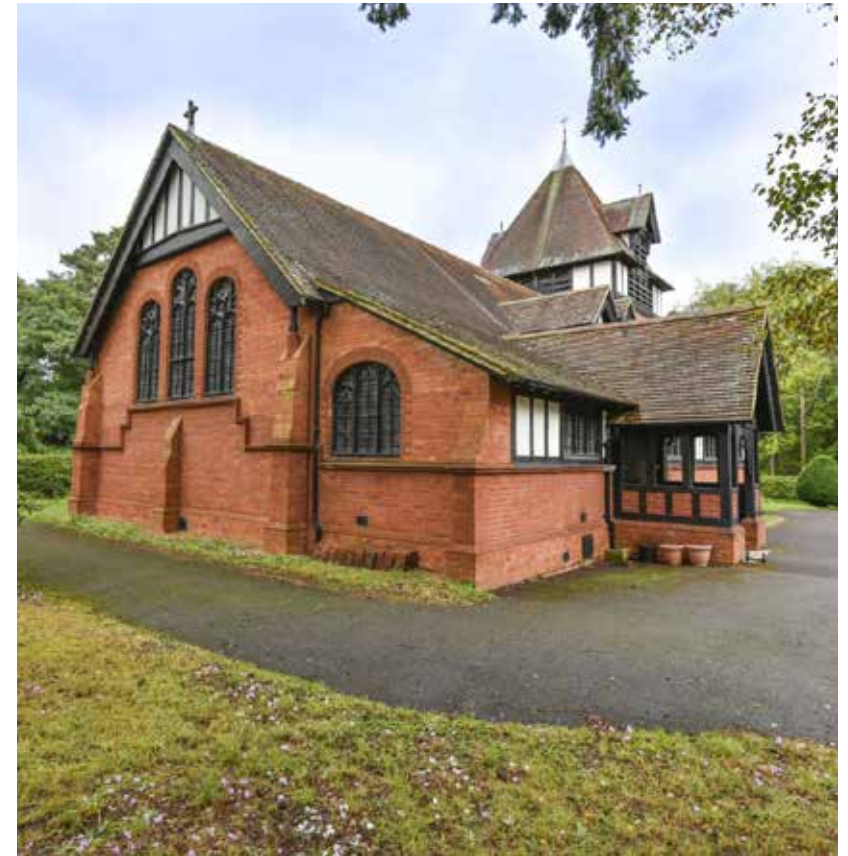






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