



Christopher
Batten

in association with

Winkworth

Holmwood, Holt Lane, Holt, Wimborne, Dorset, BH21 7DQ

Holmwood, Holt Lane
Holt, Wimborne
Dorset, BH21 7DQ

An impressive 4 double bedroom detached country house standing in gardens and grounds of almost 1 acre, with outstanding views over the adjacent farmland.



NO FORWARD CHAIN

PRICE GUIDE: £1,250,000
FREEHOLD

COUNCIL TAX: Band G

EPC RATING: Band D



Christopher
Batten

in association with

Winkworth



Holmwood is one of 4 individual homes built in 1981 at the head of a long, private, gravelled lane in the heart of Holt village, about 3.5 miles north of Wimborne Minster.

Traditionally constructed, with brick, timber and rendered elevations under a concrete tiled roof, the house is connected to mains electricity, water and drainage, and has oil fired central heating and leaded aluminium double glazed windows.

The gardens are outstanding, and this spacious rural home offers lovely views from all principal rooms, and great potential for extension, subject to planning consent. Impressive features include a magnificent reception hall, 3 large reception rooms, a large conservatory, a kitchen/breakfast room, a utility room, a superb galleried landing, 4 spacious double bedrooms, en suite dressing and shower rooms, and a large family bath/shower room.

Holmwood has a spacious double garage and excellent parking, and is tucked well away from the village road.

An entrance vestibule leads to a spacious reception hall with under stairs storage space and downstairs cloakroom. There is a large, light, dual aspect drawing room with Minster stone open fireplace and double doors to a conservatory built on a brick plinth, with double doors to outside.



 4  4  2

The separate dining room has an arch feature and an attractive bay window with views over the rear garden. To the front there is a study/sitting room.

The kitchen/breakfast room has a comprehensive range of dark oak units, work surfaces, 1.5 bowl sink unit, ceramic tiled floor, space for table and 4 chairs, and a fine view over the rear garden and farmland beyond. Appliances include a Neff double fan oven, Bosch hob, extractor, integrated AEG dishwasher and larder fridge. The adjacent large utility room comprises base and wall units, stainless steel sink, worktop, coat hanging area, space for washing machine, and boiler room (with floor standing oil fired boiler), and doors to the garage and the rear garden.

From the hall, an impressive staircase leads to the galleried first floor landing which has a built-in airing cupboard. Bedroom 1 is a large room with a superb view over the garden and adjacent farmland. An archway and step down lead to a comprehensively fitted dressing room with a Velux window, which leads onto an en suite shower room.

There are 3 further double bedrooms, 2 of which have built-in double wardrobes, and a large, fully tiled family bath/shower room.

Holmwood is approached via a long, private, gravelled driveway and a 5-bar gate on brick piers, leading into a large courtyard offering excellent parking for 6-8 vehicles, with a double garage (with electric up-and-over door, personal door, light and power, and rear window).











The front garden is enclosed by mixed hedges including laurel and blackthorn, and has a central conifer bed and several young beech and birch trees. Beside the garage there is a log store and a shed.

The delightful rear garden is particularly impressive, backing onto and having outstanding views over open farmland. It features lawns, stone and shingle terraces, a purpose built barbecue, a pond, a cabin, and a wide selection of trees and shrubs including conifers, crab-apple, pampas grass, heather, oak, birch, holly, blackthorn and bamboo.

LOCATION: Holt is one of the most popular rural settlements north of Wimborne, and has a popular pub/restaurant (The Old Inn,) a village hall and a green. The nearby village of Furzehill has a post office/shop and The Stocks Inn, and there are First Schools in Gaunts Common and Witchampton. The wider area is well served by state and independent schools, and the market town of Wimborne Minster offers a comprehensive range of retail, education and leisure facilities. The coastal towns of Poole and Bournemouth, both of which have rail links to London Waterloo, are within about 20 minutes' drive.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne, turning right into Furzehill. Proceed through the village, passing the Stocks Inn on the left hand side, towards Holt. On entering Holt village, proceed past Springfields on the left, and take the next turning on the left. Holmwood can be found off the gravelled drive.







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