



Christopher  
**Batten**

in association with

Winkworth

Chenford House, Canford Magna, Wimborne, Dorset,  
BH21 3AF

## Chenford House, Canford Magna, Wimborne, Dorset, BH21 3AF

A newly re-modelled and refurbished 5 bedroom detached family house directly opposite Canford School, in the heart of this picturesque village.

Completely refurbished to a high standard of specification, the property is immaculately presented throughout and benefits from brand new UPVC double glazing and gas central heating (with under floor heating to the ground floor), electric under floor heating to all 3 luxury bathrooms, and a superb contemporary style kitchen with integrated appliances.

**GUIDE PRICE: £1,295,000**  
**FREEHOLD**

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The house has been re-wired, and has a security alarm system, a water softener, oak-faced internal doors, and new floor tiling and carpets. The gardens have been landscaped and there are 2 driveways, one from the village road, and one from Floral Farm at the rear, providing extensive off road parking. Integral double garaging completes this superbly appointed family home.

A covered entrance porch and front door give access to a spacious reception hall, a contemporary cloakroom and a study.

Double doors lead to a nicely proportioned, dual aspect sitting room with floor-to-ceiling split tiled chimney breast, wood burner, wall mounted TV and glazed doors to a garden terrace. At the rear of the house, a triple aspect lounge/dining room has 3 sets of French doors to the garden, and a feature acoustic panelled wall.



From here, a walkway and step down lead to the superbly fitted contemporary kitchen/breakfast room which includes an extensive range of contemporary style units, Slab Tech acrylic work surfaces, island/breakfast bar with seating for 4, lower breakfast table, Neff induction hob, extractor above, twin electric ovens and microwave, integrated full height fridge and freezer, and full height glazed sliding doors to the rear garden.

The adjacent utility room has cupboards, integrated washing machine and tumble dryer, and personal door to the garage.

From the hall, a stylish oak and glass staircase with feature full height split tiled feature wall leads to the semi-galleried first floor landing.

Bedroom 1 is a large, dual aspect room with a feature acoustic panelled wall, a dressing area (with a range of wardrobes and fitted chest of drawers), and a luxury en suite shower room (with twin sinks, walk-in shower, WC and towel radiator.)

Bedroom 2 is also very spacious, and has fitted wardrobes, a matching dressing table, a delightful aspect over the rear garden, and a contemporary en suite shower room with walk-in shower, wash basin, WC and fully tiled walls.

There are 3 further spacious bedrooms and a family bathroom with twin-ended bath, WC, wash basin and towel radiator.

From the village road, a driveway with exterior lighting leads to a parking area. The integral garage has an electric oak sectional door, lighting, power points, and a Glow Worm gas central heating boiler. The front garden has been laid to lawn, with a newly planted hedge boundary.













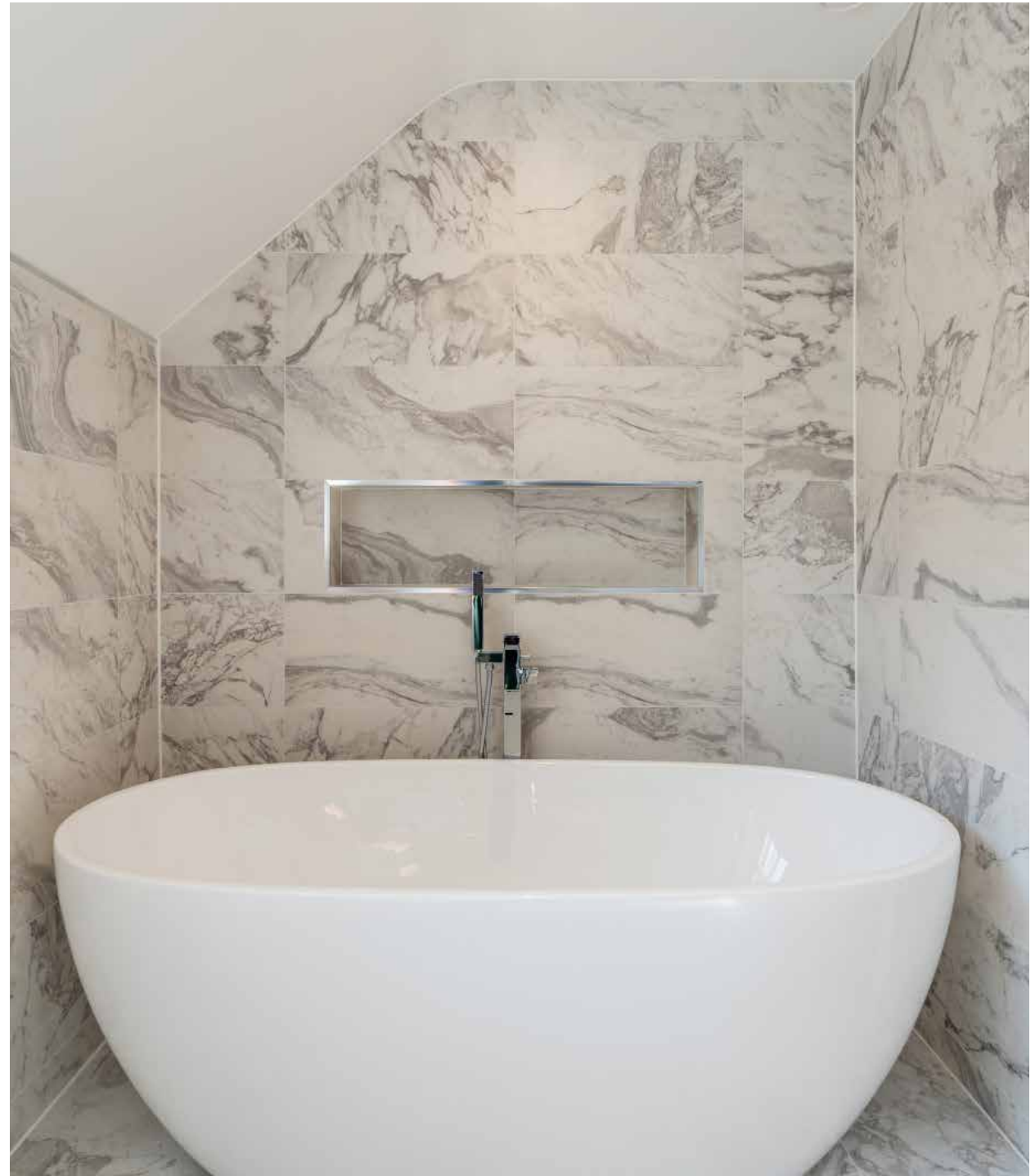
Access at either side of the house leads to the south west facing rear garden which has lawns, a paved terrace and well stocked flower and shrub borders. A second driveway, accessed from Floral Farm, has exterior lighting, and provides ample further off road parking.

Location: Canford Magna is a popular village set just south of the River Stour, between the market town of Wimborne Minster and the coastal resort of Poole. It is home to the independent Canford School, and a quintessentially English parish church, the oldest part of which is nearly 1000 years old. The village is known for its picturesque period properties, and offers easy road access to Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

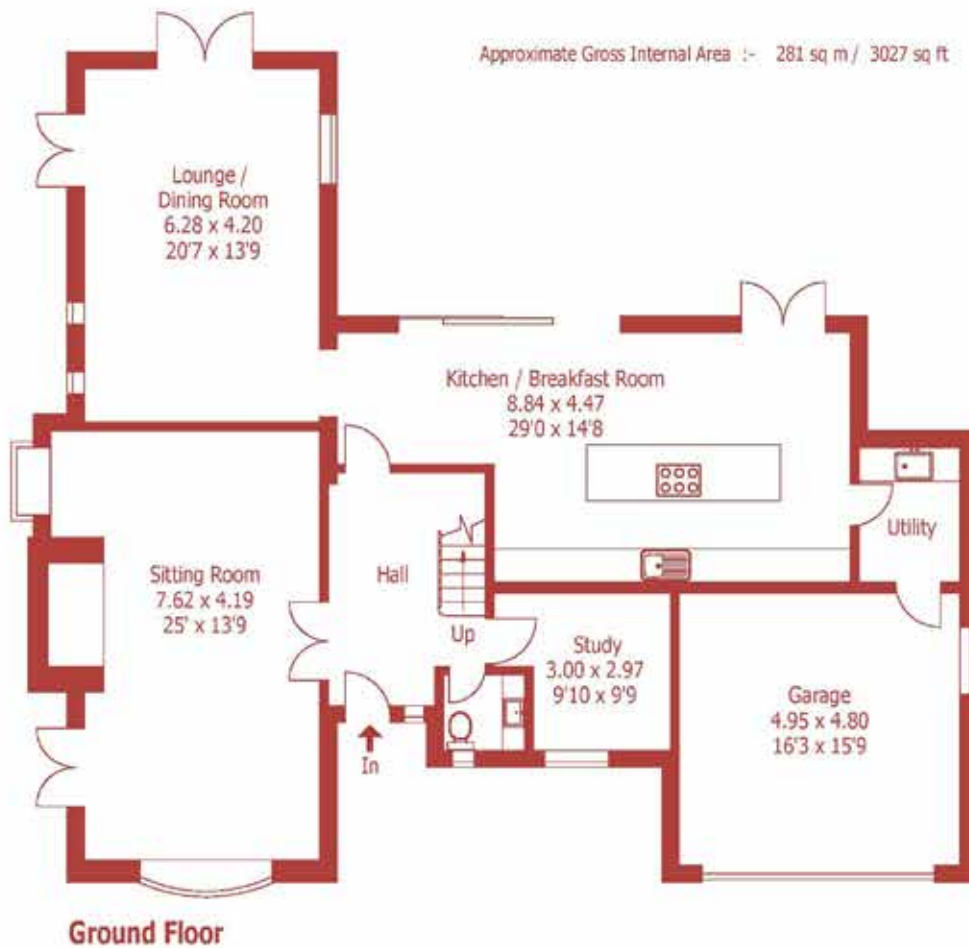
Directions: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. Proceed along Oakley Lane and around the sharp right hand bend leading into Canford Magna village, and Chenford House can be found on the right hand side after a short distance.

Council Tax: Band G

EPC Rating: Band C







For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions

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