



Orchard House, 4 Rowlands Hill  
Wimborne, Dorset, BH21 1AN

An individual, architect-designed 3/4 bedroom detached house built to a high standard of specification in 2022, situated in an enviable, 'tucked away' position at the edge of Wimborne town centre, close to the Waitrose store and enjoying easy access to many amenities.

PRICE GUIDE: £1,000,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth

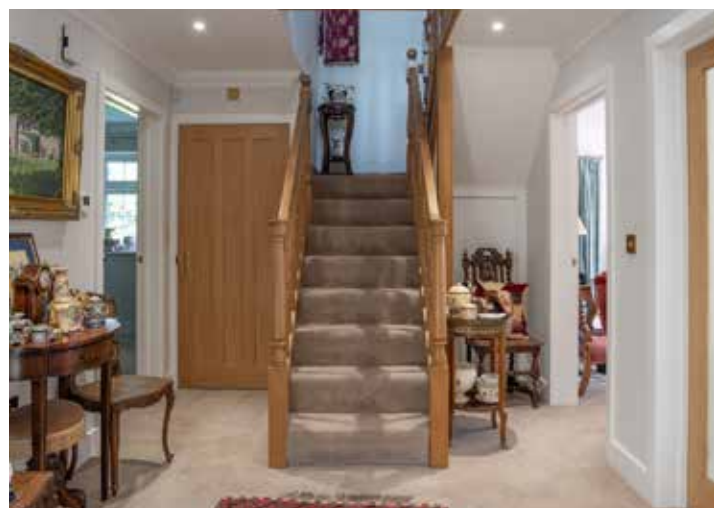




The house benefits from the remainder of its 10-year NHBC warranty, gas central heating (with under floor heating to the ground floor), UPVC double glazing, oak-faced internal doors, a contemporary style fitted kitchen (with granite worktops and integrated appliances), and flexible accommodation including a ground floor study/ dining room/bedroom with an adjacent shower room. The first floor comprises 3 double bedrooms, all with fitted furniture, 2 en suite shower rooms and a family bathroom.

It is of traditional construction, with attractive buff brick elevations, stone quoins and sills, a security alarm system, a Minster stone fireplace and a fine oak staircase to a galleried landing. A block paved driveway provides ample off road parking and leads to a spacious attached garage, and the nicely enclosed landscaped gardens include a detached garden studio/guest suite.

A covered entrance way leads to a central reception hall with an under stairs cupboard.





A dining room/study offers potential for use as a fourth bedroom, and there is an adjacent shower room.



The nicely proportioned drawing room features a Minster stone open fireplace (with gas fire), and French doors to the garden. Double doors lead to an attractive, contemporary style kitchen/breakfast room with high gloss units, granite worktops, Neff dishwasher, Neff induction hob, extractor hood, Neff double oven, integrated fridge-freezer, and French doors to a rear garden terrace.



There is a separate utility room with sink, Bosch washing machine and tumble dryer, airing cupboard containing a pressurised hot water cylinder, and personal door to the garage.

From the hall, a handsome oak staircase (with half landing) leads to a semi-galleried first floor landing with loft access and airing cupboard.

Bedroom 1 has a dual aspect, custom-fitted wardrobes and drawers, further built-in wardrobes, and an en suite shower room with WC, twin basins, shower, towel radiator and fully tiled walls.

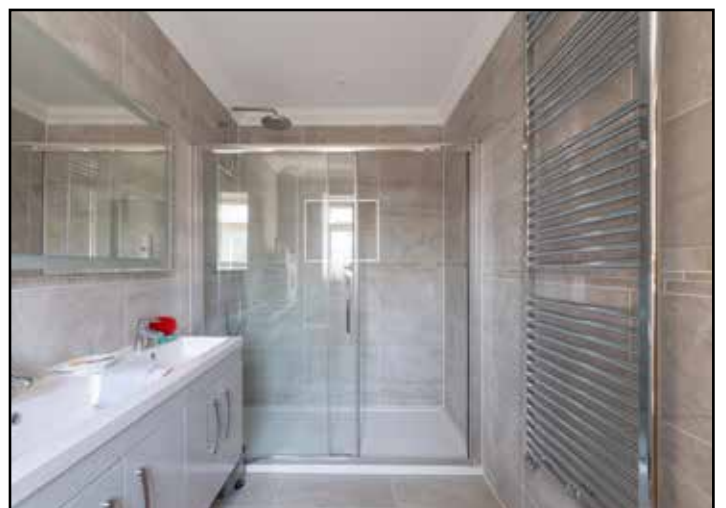




Bedroom 2 is a dual aspect double room with custom-fitted wardrobes and drawers, and an en suite shower room with corner shower, WC, wash basin, towel radiator and fully tiled walls. Bedroom 3 is also a double room, with custom-fitted wardrobes and drawers, and there is a family bathroom comprising bath, WC, wash basin and towel radiator.

The property has a shared approach from Rowlands Court. Wrought iron gates lead to a private, block paved driveway. There is an additional parking area, and a garage with electric roller door, rear personal door, Vaillant gas central heating boiler, lighting and power points.

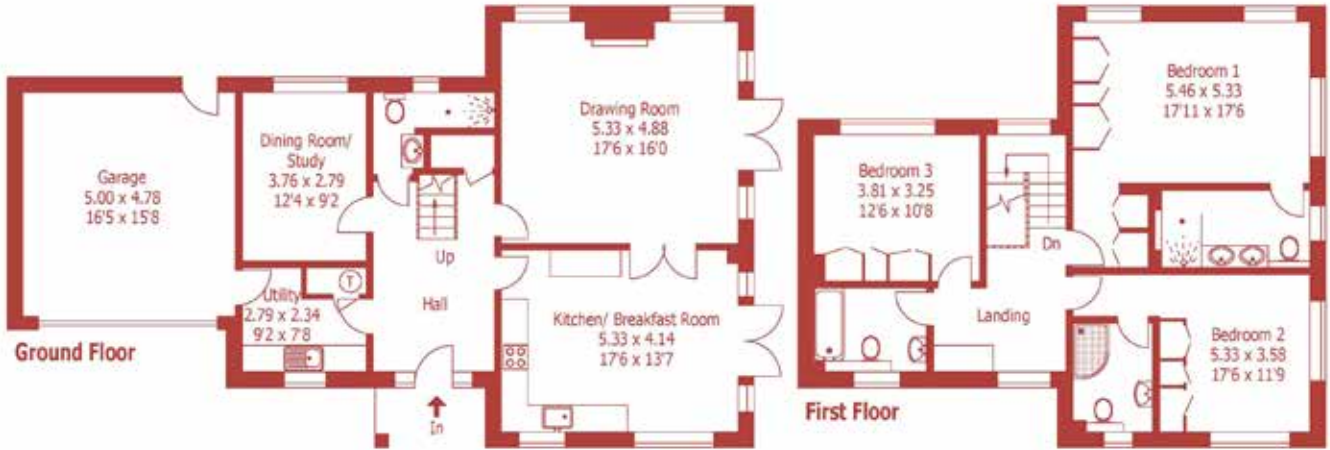
The landscaped gardens extend around the property. The lawned front garden has shrub borders and extends to the southern elevation where there is a paved terrace ideal for al fresco dining. The lawns extend to the rear of the house. The gardens are nicely enclosed by timber fencing, with a woodland area featuring a majestic horse chestnut tree, a timber shed, exterior lighting and a garden studio/guest suite with bedroom and en suite shower room, which would make an ideal home office or gym.







Approximate Gross Internal Area :- 165 sq m / 1781 sq ft  
Garage Approximate Gross Internal Area :- 24 sq m / 257 sq ft  
Guest Bedroom Approximate Gross Internal Area :- 17 sq m / 186 sq ft



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

Drawn using existing drawings and dimensions



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Location: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.



Directions: The shared driveway to Rowlands Court and Orchard House is directly opposite the Waitrose store. Wrought iron double gates give access to Orchard House.

Council Tax: Band G

EPC Rating: Band B











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The 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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