



Christopher  
**Batten**

in association with

Winkworth

Chalbury Lodge, Chalbury,  
Wimborne, Dorset, BH21 7EZ

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A spacious, beautifully appointed 4 double bedroom detached house with gardens and paddocks amounting to approximately 2 acres, and magnificent views towards the Cranborne Chase to the rear, situated in a quiet country lane about 6 miles north of Wimborne Minster.

ASKING PRICE: £1,095,000  
FREEHOLD





The property is set in the delightful hamlet of Chalbury, with its charming 14th century church close by.

Local amenities include a post office/shop at Furzehill, and First Schools at Gaunts Common and Witchampton, and the wider area is well served by state and independent schools including St Michaels, Queen Elizabeth's, Dumpton and Canford.

There is good access by road to the coastal towns of Poole and Bournemouth, and the city of Salisbury, all of which have mainline rail links to London Waterloo.

The house is of traditional construction, with rendered elevations, 3 dormers and a concrete tiled roof. It is connected to mains electricity and water, and has private drainage, oil central heating and UPVC double glazing.

Well presented throughout, the house has flexible accommodation extending to over 3000ft<sup>2</sup> and benefits ample off road parking, a double garage, outbuildings including a stable block, and adjacent paddocks to the rear.



 4  4  3

On the ground floor, the house boasts a central hallway giving access to a shower room.

The large, dual aspect, L-shaped sitting room features a brick open fireplace (with wood burner) and sliding glazed doors giving superb views over the garden and fields beyond. There is a snug/sitting area with glazed doors to the terrace.

To the front of the house there is a fully fitted study and a spacious dining room (with limestone open fireplace and wood burner.)

The superb, dual aspect, 23' kitchen/breakfast room has a slate floor, a recessed ceiling feature with 3 pendants, an Armitage Shanks butler's sink, a comprehensive range of work surfaces and units, an island unit, a Rangemaster range cooker and extractor, an integrated dishwasher and fridge, a door to a side porch, and glazed double doors to the garden terrace, offering superb rural views.

A separate utility room houses a stainless steel sink, worktops, units, cupboard with hot water cylinder, and space for white goods.

From the hall, stairs lead to a wide first floor landing with a door to an enclosed balcony providing stunning views across the Cranborne Case.







The magnificent, 23' principal bedroom has a high vaulted ceiling, glazed sliding doors to a Juliet balcony with beautiful views, and an en suite shower room.

Bedroom 2 has mirrored wardrobes and access to a 'jack and jill' cloakroom connecting with bedroom 3, which has mirrored wardrobes and a built-in cupboard.

Bedroom 4 has built-in wardrobes. The family bathroom includes a shower bath.

A 5-bar gate leads to a gravelled driveway providing off road parking. The front garden is nicely screened from the road and includes a large lawn, trees and planted borders.





Secure gates lead to further off road parking, a detached double garage (with two doors, one of which is electric), and a stable block (with two stables, tack room and logstore.)

The rear garden is enclosed by picket and post-and-rail fencing, and planted with a wealth of shrubs and plants. There is a full width Indian stone terrace which is covered in part, ideal for alfresco entertaining. Steps lead down to a kitchen garden area with a greenhouse.

Behind the garage there is an open-fronted barn and a 5-bar gate to a gently sloping L-shaped paddock enclosed by an established treeline and adjoining open countryside.

**DIRECTIONS:** From Wimborne, proceed north on the B3078 towards Cranborne, turning right at Furzehill. Proceed past The Stocks Inn, and turn left at Pig Oak into Petersham Lane, signposted to Gaunts Common. Continue past St James First School on the right, and through Gaunts Common. Continue ahead at the crossroads and on to Chalbury. Take the first turning left, signposted to Chalbury Church and Didlington. After a short distance, Chalbury Lodge can be found on the right hand side.

**COUNCIL TAX:** Band G

**EPC RATING:** Band E





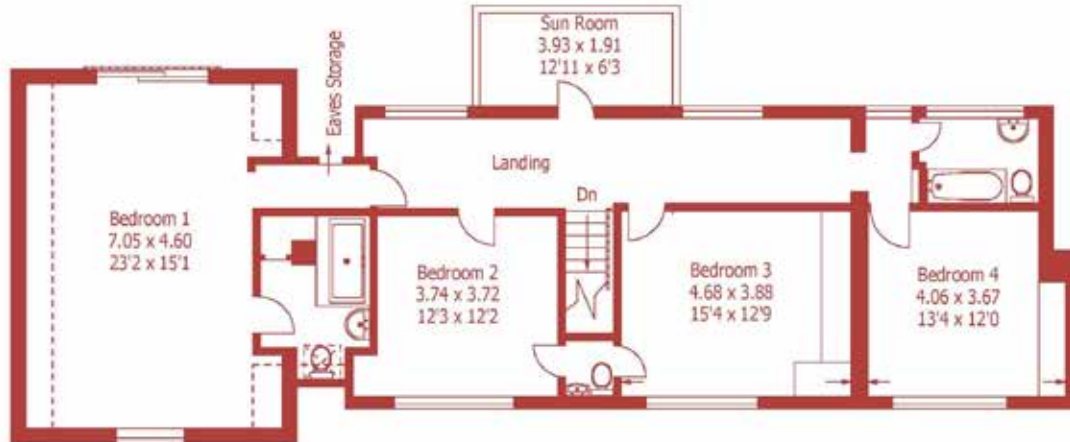




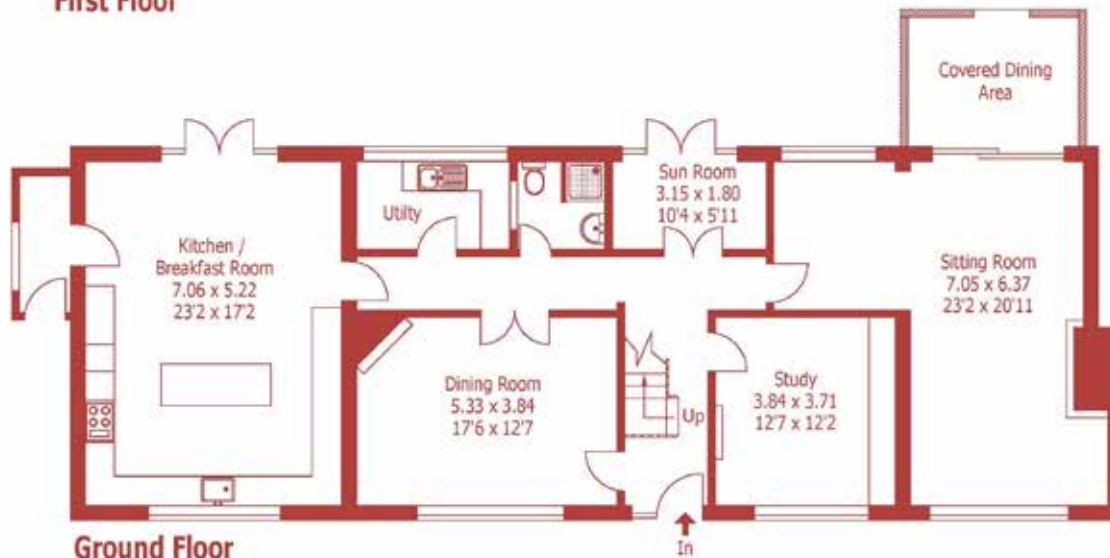
Approximate Gross Internal Area :- 282 sq m / 3045 sq ft  
Garage Approximate Gross Internal Area :- 29 sq m / 320 sq ft



 = Reduced headroom below 1.5 m / 5'0



**First Floor**



**Ground Floor**

**DISCLAIMER:**

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