



**Holt**  
**Wimborne, Dorset, BH21 7DQ**

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## FREEHOLD PRICE: £1,150,000

This superbly positioned and stunning detached family home, offering four bedrooms, three reception rooms with a superb contemporary kitchen/dining room. The property has been refurbished and extended to a high specification with ample off-road parking and a double garage. The property is situated on a sizeable plot of approximately 0.7 of an acre, enjoying delightful views over the garden and paddock to open countryside beyond.

- Approximately 2,894 sq ft including the garage
- Contemporary style open plan living
- Popular village location
- Covered entrance way leading to large reception hallway with understairs cupboard and cloakroom
- Good size study with fitted shelving overlooking the front of the property
- Spacious playroom with inset wood burner with front aspect and doors through to the dining area
- Superb kitchen/dining room: kitchen with range of handmade units with complementary oak worktops. Large island/breakfast bar with inset induction hob and fridge drawer below. Further integrated appliances including electric oven, dishwasher, wine fridge and water softener with space for American style fridge freezer. Dining area with space for table and chairs with doors into the garden
- Impressive living room with vaulted ceiling, exposed oak timbers, a wood burner, underfloor heating and an oak panelled feature wall with triple sliding door to the sun deck
- Galleried first floor landing with retractable ladder to partially boarded loft
- Generous size 25ft main bedroom with fitted wardrobes with luxury en suite bathroom/shower room
- Three further bedrooms: bedroom two with walk in closet and luxury en suite shower room with underfloor heating. Bedroom three has fitted wardrobes and bedroom four has delightful views over the rear garden
- Family bathroom (currently unfitted and would need to be installed by new owners)
- A large driveway provides ample off-road parking leading to integral double garage (fully insulated) and heated with electric up and over door, cupboards, workbench, shelving, insulated rubber flooring. There is a personal door to the kitchen and a utility area with Belfast sink, grant oil fired central heating boiler, pressurised hot water cylinder, space and plumbing for washing machine and tumble dryer
- Rear garden has an LPE hardwood sunk deck on steel joists with outside power and lighting. There is then a tractor shed and wood store to the side of the house. There is then an expansive lawn area with stream and a large paddock extending across the rear of the adjacent property interspersed with established trees and adjoining open countryside to the rear

Holt is a sought after location, just 3.5 miles from Wimborne town centre. Wimborne offers an array of shops, restaurants and leisure facilities as well as numerous churches of various denominations, excellent schooling in both the state and independent sector and a variety of public houses.

COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

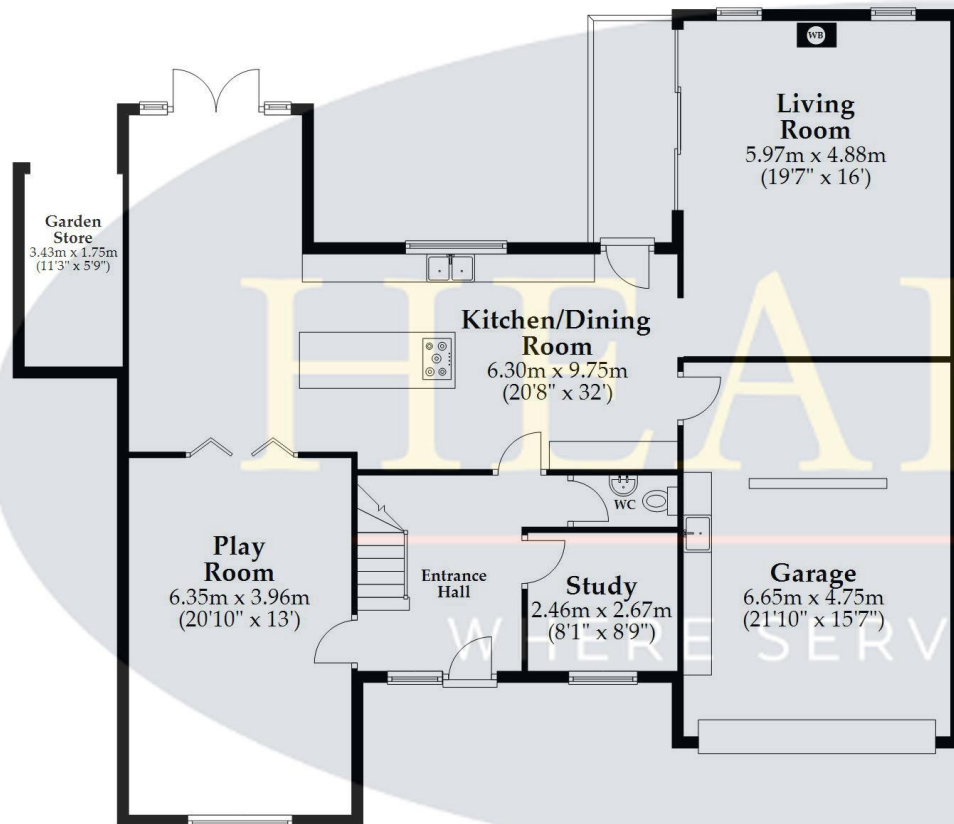




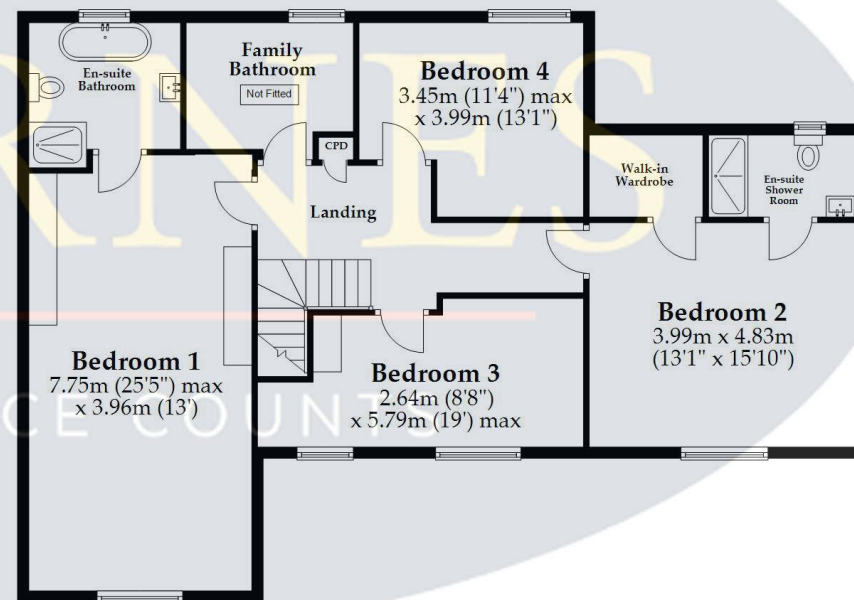
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



## Ground Floor



## First Floor



Total area: approx. 271.5 sq. metres (2922.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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