



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



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## FREEHOLD PRICE OIEO £650,000

A beautifully located and immaculately presented three bedroom two reception room detached bungalow sitting on a good size plot with superb landscaped gardens and rear open views within easy access to Wimborne.

Stable Cottage offers spacious and versatile accommodation and is approached by electric gates via a long private driveway giving off road parking leading to a double car port. The property was constructed in 2007 to a high specification and has the benefit of a liquid propane gas central heating system with timber double glazed windows and doors. The ground floor accommodation includes a good size entrance hallway which opens in to a dining hall with double opening French door leading on to terrace and garden. The good size sitting room enjoys a dual aspect with feature brick fireplace and inset gas wood burner and further double opening French doors leading on to terrace and garden. The kitchen/breakfast room has a range of bespoke base and eye level units with integrated Neff appliances including gas hob with chrome extractor fan over, double oven with matching microwave full size dishwasher, fridge freezer and integrated washing machine. There is then a breakfast bar, tiled flooring with dual aspect and further stable door to the outside. The three good size bedrooms, all have fitted wardrobes and bedroom furniture, the Master bedroom having a luxury en suite shower room comprising double shower cubicle, wash hand basin and wc with tiled flooring and part tiled walls. Family bathroom has a modern white three piece suite.

Outside. Double opening electric coded timber gates give access to sweeping tarmac driveway with ample parking area leading to attached open fronted double car port. The front garden is then laid to lawn with well stocked flower and shrub borders and mature hedging, being bound by panelled fencing. The rear landscape garden enjoys an open aspect overlooking open fields/paddocks being completely private and secluded. To the immediate rear a paved terraced area can be found, the garden then has a good size lawn area with attractive flower and shrub boundaries. To the side of the property, from the kitchen there is a further area of enclosed garden with brick paviour pathway leading to timber shed/workshop with electric power supply and a gated large storage area at the side. To the rear of the garden a raised decking/seating area ideal for al fresco dining enjoying a view over the open fields/paddock.

This superb home is situated in a delightful rural setting yet just 2.5 miles from the market town of Wimborne. The town centre itself boasts a balance of vibrant cafes, contemporary boutiques and local businesses and within easy commuting distances of the larger towns of Poole and Bournemouth. There are a range of local independent schools around the area, notably Canford School, Castle Court and Dumpton Schools and Bryanston School at Blandford Forum.

### EPC RATING: D

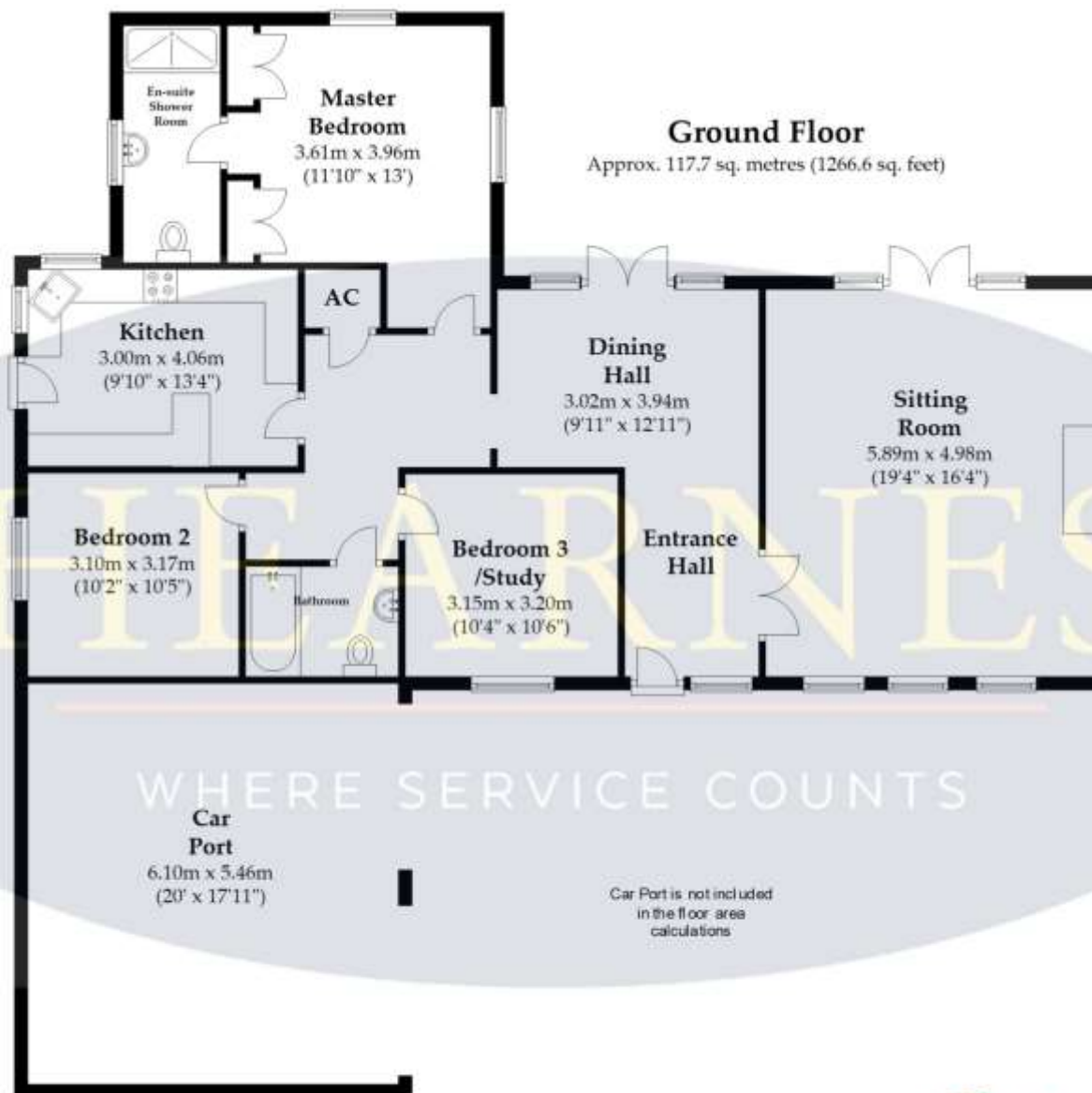
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.








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



Total area: approx. 117.7 sq. metres (1266.6 sq. feet)  LJT SURVEYING

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood









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