



**Canford Magna, Wimborne
Dorset, BH21 3AE**



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FREEHOLD PRICE GUIDE £2,000,000

A magnificent period property dating, we believe, to 1780, originally the vicarage to Canford Church. This stunning Georgian property offers beautifully proportioned accommodation with many period features having been restored to an exacting specification and is set in delightful gardens of approximately 1.25 acres with a modern detached coach house currently serving as a games and entertaining area but also having natural annexe use.

This fine Grade II listed residence was sold by Lord Wimborne in 1957 to Canford School when it was used as a boarding house until the mid-1980's.

It was then purchased by a local developer who meticulously renovated and restored it to form a lovely family home. The charming adjoining courtyard was created by using part of the original vicarage, converting it into two homes and adding two new homes set in a walled and gated courtyard with an impressive clock tower. Access to the driveway and parking area for Magna House is through the courtyard to its own private remote control gated entrance, where the detached coach house is also located. Integral to the coach house is also a large double car port with extensive parking areas adjacent.

The property has subsequently been the subject of significant improvements including the replacement of the original Victorian conservatory with an Amdega replica, retaining the classic tiled floor which has been painstakingly restored and repaired.

The stunning breakfast room has been added in the 1990's with matching high ceiling, at the centre of which there is an atrium style glass roof. On either side are symmetrical sash windows with matching central casement doors leading out to the terrace, all of which have been fitted with panelled wooden shutters to match the original house windows. The breakfast room is open plan from the bespoke kitchen which was fitted by a local craftsman using granite work surfaces, painted cupboards, superior integrated appliances and an Everhot cast iron electric range cooker. Throughout this area there is underfloor heating beneath the stylish tiling.

The property affords many noteworthy character features such as open fires, deep moulded cornice in principle rooms, high ceilings, deep skirting boards, turned spindle balustrade, delightful Victorian spiral staircase to the second floor, extensive exposed beams to the top floor rooms, attractive split-level half landing and splendid folding window shutters with panelled surrounds.

The main house has various gas fired heating boilers serving different floors and bathrooms ensuring plenty of hot water and pressure throughout.

The master suite includes a beautiful double aspect bedroom with fireplace, dressing room and large en suite bathroom. Bedroom 2 has a charming split level arrangement leading to its own en suite bathroom and also has a generous walk-in wardrobe. All three further bedrooms also have unique features as well as private en suite facilities.

The ground floor also includes an impressive reception hall, two substantial living rooms, a study as well as a superb library which opens into a bright garden room with vaulted glass ceiling and casement doors leading to the sun terrace.

The detached coach house is located adjacent to the driveway and includes a large ground floor room, currently with a full size snooker table, shower/cloakroom and a large open plan first floor room with a Juliette balcony to the front elevation. It is served by its own separate gas fired heating and hot water system.

Externally the gardens are predominantly on the west and north sides of the property and are beautifully laid with expansive flat lawns, large sun terrace immediate to two elevations, various paths, a hidden area of natural garden and generous parking areas. There are numerous and varied mature trees and shrubs including a magnificent Redwood and other attractive specimens including one that is believed to date back to 1780. The gardens enjoy a good degree of privacy and plenty of sunshine. There is also a brick shed which is currently ideally used as a wine store.

Canford Magna is a small village set between Wimborne (2 miles), Poole (6.5 miles) and Bournemouth (8 miles) just south of the River Stour. The village is the site of the famous boarding school – Canford School and has a beautiful church, parts of which date back over a thousand years. Southampton is approximately 32 miles away and London is 110 miles, both of which are accessible by rail from Bournemouth.

In summary this is a quite unique character family home affording particularly spacious accommodation which is presented in immaculate order and set in private grounds of approximately 1.25 acres, set in this sought after and convenient semi-rural location.



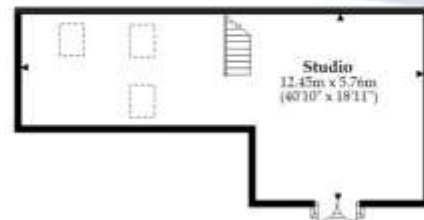








Coach House First Floor
Approx. 15.0 sq. metres (160.1 sq. feet)



Second Floor
Approx. 105.8 sq. metres (1138.3 sq. feet)



Coach House Ground Floor
Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 541.4 sq. metres (5827.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Plc.







'Where service counts'

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