

# East Morden, Dorset, BH20 7DL



**HEARNES**

WHERE SERVICE COUNTS



***“A wonderful family home on a splendid 2 acre plot in an exceptional setting within easy striking distance of the conurbation and with superb schooling for all ages nearby”***  
***Freehold Price £2,250,000***

A simply stunning 5 bedroom detached family home in this wonderful location set on 2 acres of secluded grounds approached through electric gates along a private drive to a generous frontage. The property is set in the hamlet of East Morden where properties rarely come available and has a splendid local eatery at the bottom of the road just a few hundred metres away. It is ideally located for most of the well regarded private schools, such as Canford, Bryanston and Clayesmore as well as Castle Court, Dumpton and Yarells Prep Schools. The area is well-served by schools in both the private and public sectors with Poole Grammar Schools just over 8 miles away and Lytchett Minster School within 4.5 miles. Wareham is just 5 miles away and Poole Town Centre is within 9 miles.

The versatile accommodation has been tastefully extended and improved over the 20 years of the current family’s ownership and is now beautifully presented and very well planned. In addition to the main house there is a double garage with a self-contained studio flat on the first floor. Half the garage is currently set out as a gym and has the versatility to be a home office etc. there is a further substantial garage/outbuilding providing space for 2-4 cars or exceptional storage space.

The grounds are a particular feature with a swimming pool that has been specifically placed to benefit from the sunshine through to the late evening, has a lovely pool house with lounge and shower/changing room and adjacent garden kitchen with built-in barbecue, sink with mixer taps and a fridge. There is also an all-weather tennis/sports court which is fully enclosed by high mesh fencing and is also used for football, hockey and basketball.

- Impressive family home offering a total of 7650 square feet of versatile accommodation and garaging including a large outbuilding/garage providing parking for 2-4 vehicles plus a double garage (part of which is currently used as a gym) with self-contained studio flat over
- Beautifully presented throughout having been extended and tastefully refurbished over the current owners’ 20 years of occupation
- Wonderful kitchen/breakfast/dining/family room with inglenook style fireplace and doors to garden
- Impressive living room with inglenook style fireplace
- Teenagers den/playroom
- Stunning kitchen area with stylish units and full range of Gaggenau and Miele appliances including various ovens, wine cooler, double width fridge/freezer station, dishwasher and induction hob.
- 2 acres of secluded grounds with outlook to Poole Harbour and the Purbecks
- Superb heated swimming pool with pool house and garden barbecue kitchen
- All-weather sports court for tennis, football, hockey practise, basketball etc.

The property benefits from oil fired heating with tandem boilers serving the underfloor heating and radiators as well as the swimming pool; an automatically powered generator and double glazing. There are inglenook style fires in both the family room and the living room; the utility room has recently been moved and fitted to provide a large room opening into the garden and the previous utility room is now a very useful boot room with fitted storage and an additional fridge/freezer. Bournemouth Airport 17 miles; Southampton 40 miles; Central London 115 miles; Dorchester 16 miles.

COUNCIL TAX BAND: G

EPC RATING: D





**Brooks Farm, East Morden, Wareham BH20 7DR**

**Gross internal area (approx)**

**Main House** 456 sq m/4,910 sq ft

**Garage Block** 219 sq m/2,360 sq ft

**Pool House** 35 sq m/380 sq ft

**Total** 710 sq m/7,650 sq ft

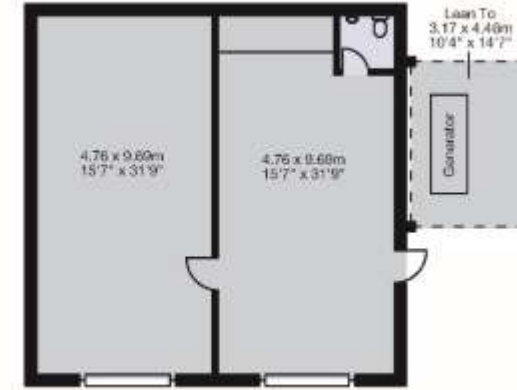


Garage Block Ground Floor

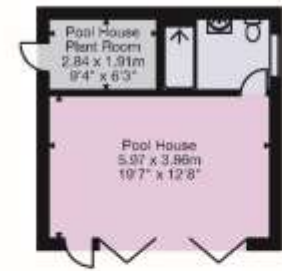
Garage Block First Floor



Second Floor



Garage (Not shown in actual orientation)



Pool House

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





*The stunning setting at the top of a rise ensures privacy everywhere in the grounds and an outlook as far as the Purbeck Hills in the distance. The plot is just over 2 acres and includes a double garage with a flat on the first floor, a further very large garage and expansive driveway providing parking and turning space for numerous vehicles. The superb heated swimming pool has been located perfectly to benefit from the sun all day long until the very end of the day, with a splendid pool house and a garden kitchen which includes a barbecue, hob and fridge. There is an all-weather tennis/sports court which has been constructed to a high standard with surrounding fence, a delightful Koi carp pond with thatched summer house and manicured formal gardens leading from a very large paved patio surrounding the garden side of the property.*



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