



Holt, Dorset, BH21 7DQ

Holt, Wimborne, BH21 7DQ

FREEHOLD PRICE: £875,000

An immaculately presented three double bedroom, two bathroom, two reception room detached bungalow set back from the road on a private drive behind timber gates on a generous size plot overlooking fields (that have covenants preventing any building on the land) with ample off road parking.

- Reception hall with Karndean flooring which flows through the property and bifold doors between hall/diner/garden room
- Spacious kitchen/diner with French double opening doors and floor to ceiling windows in garden room overlooking rear garden and fields. The kitchen is finished in a range of high gloss white unit and complementary quartz worktops, a double oven and compact microwave oven, Neff 90cm cooker hood above, integrated dishwasher, fridge freezer
- Separate utility room with space for washing machine, range of units and worktop with stainless steel sink and drainer, stable door to side garden
- Sitting room with inglenook style fireplace and gas log stove, French doors opening onto the patio and floor to ceiling windows with front aspect
- Three double bedrooms are set on the left hand side of the property with an internal reception hall with four storage cupboards and velux/skylight. All three bedrooms offer a range of fitted wardrobes. Main bedroom has floor to ceiling windows and two velux/skylights with a contemporary en suite shower room with large walk in shower, wash hand basin set in a vanity unit, wall mounted WC and heated towel rail, one velux/skylight
- Bedroom three has a pull down bed
- Family bathroom with shower over the bath, wall mounted wash hand basin, WC and heated towel rail
- Cloakroom with wall mounted wash hand basin, heated towel rail and WC
- Mains drainage and LPG gas
- 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 landscaped 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.

COUNCIL TAX BAND: E EPC RATING: D

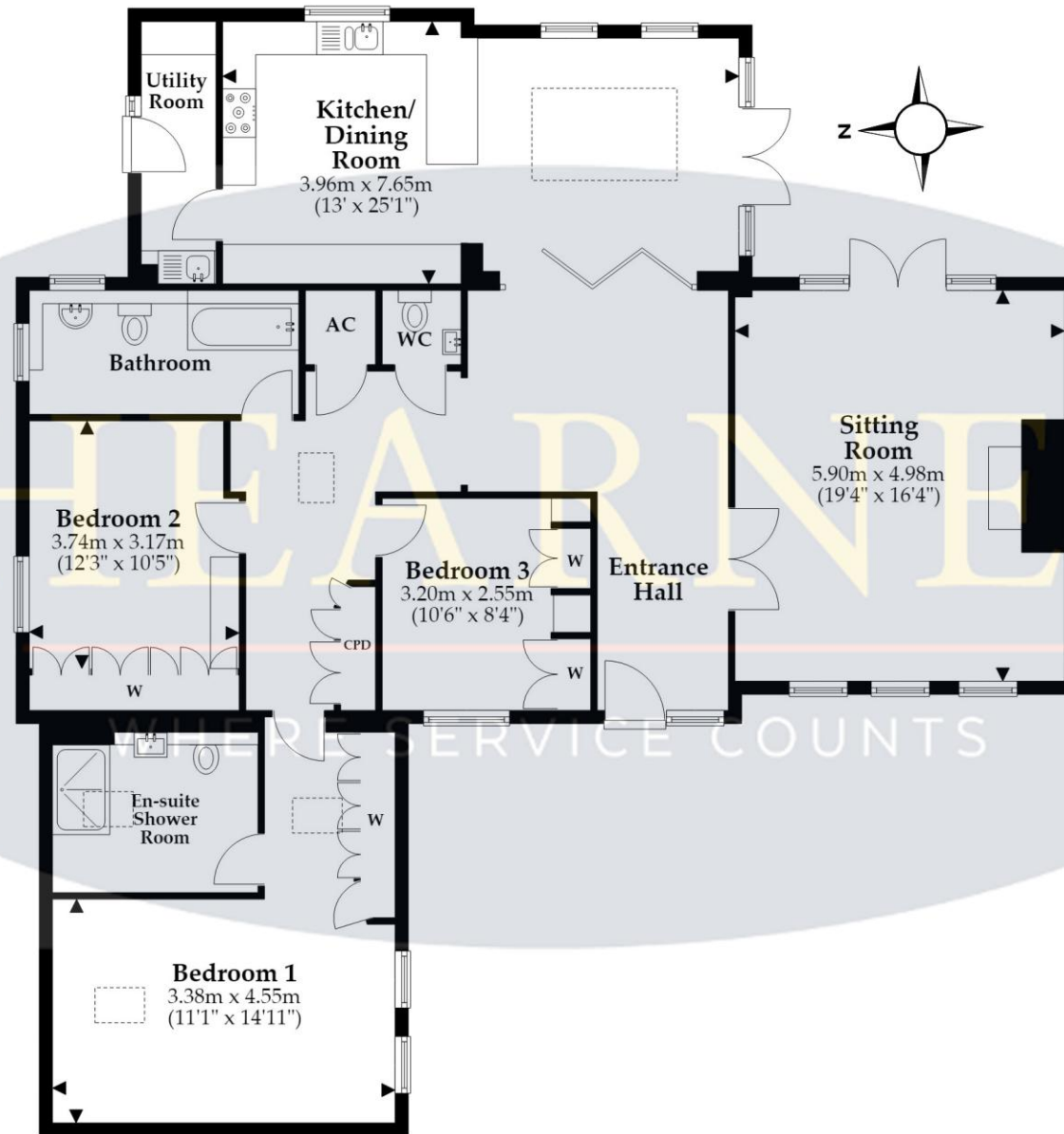
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Ground Floor

Approx. 164.8 sq. metres (1773.6 sq. feet)



Total area: approx. 164.8 sq. metres (1773.6 sq. feet)

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





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