



# HEARNES

WHERE SERVICE COUNTS

FOR SALE

Holt  
Wimborne, Dorset, BH21 7DH



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## FREEHOLD PRICE: Offers in excess of £655,000

A superb character family home built in the 1850's with a courtyard setting offering over 2,000 sq ft of accommodation, including four bedrooms, three bathrooms, vaulted ceilings, a quarter turn staircase, feature fireplace, a garage and off-road parking and access to Bridle Way walks from the doorstep with countryside views.

- Entrance hallway with tiled floor
- Modern kitchen finished in a range of wooden cream units with a complementary granite worktop with a built-in oven and combination microwave, ceramic hob, integrated fridge freezer and space for dishwasher and washing machine
- Spacious open plan sitting/dining room with double glazed French doors opening onto the front and side garden, a cosy area with countryside views, exposed brickwork and an inglenook style fireplace with wood burning stove
- Ground floor double bedroom with vaulted ceiling, double glazed French doors opening onto the patio and en suite bathroom with tiled flooring, bath with shower over, pedestal wash hand basin and WC
- Feature landing with high beamed ceilings, quarter turn staircase and loft access
- Three bedrooms all with beamed ceilings
- Main bedroom with vaulted beamed ceiling and countryside views, range of fitted wardrobes and en suite shower room with corner shower cubicle, wash hand basin set in a vanity unit and WC
- Family bathroom with double ended bath, wash hand basin and WC

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.

EPC RATING: E

COUNCIL TAX BAND: F

AGENTS NOTES: 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. 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.

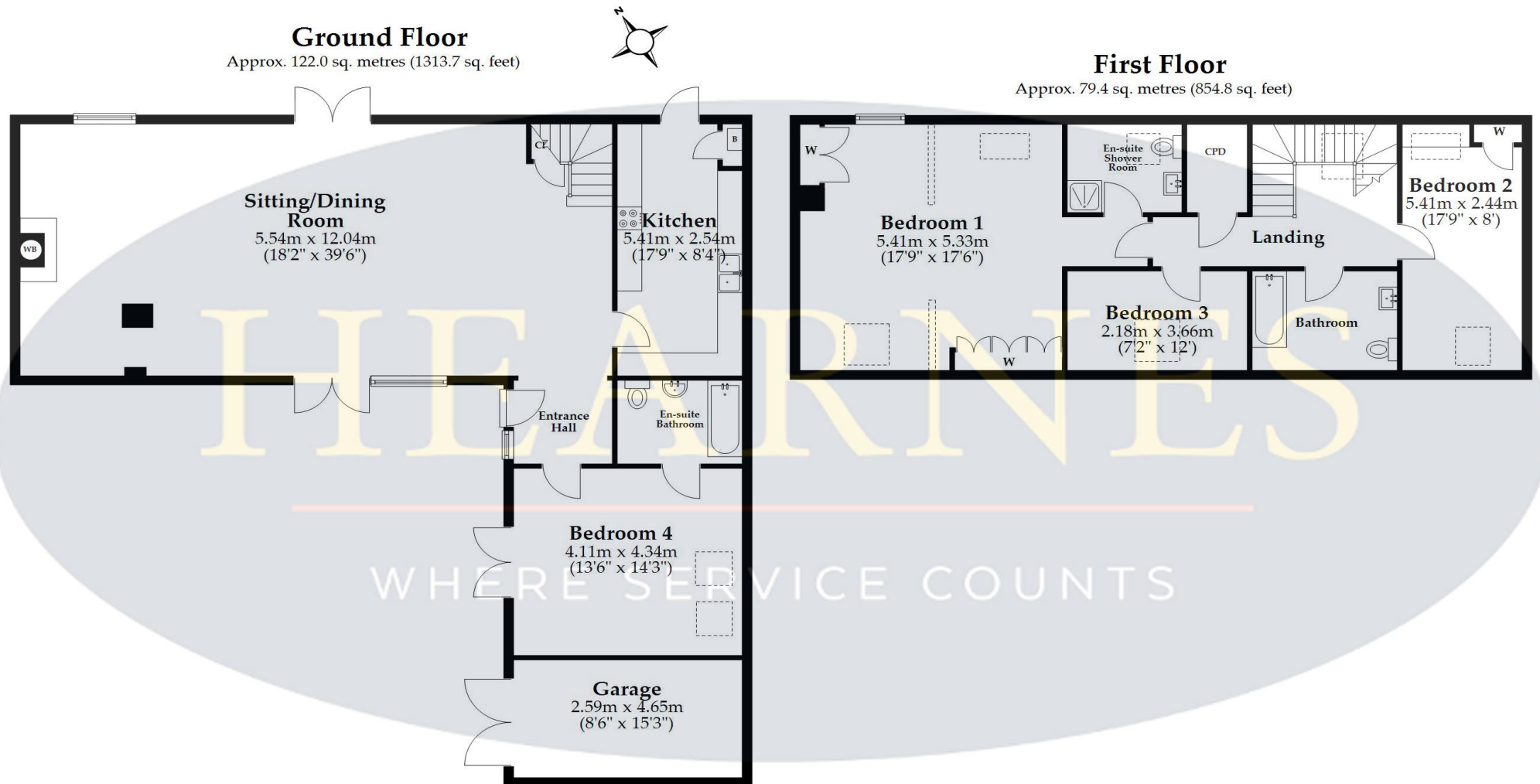








Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.



Total area: approx. 201.5 sq. metres (2168.5 sq. feet)

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





Walks from  
the doorstep







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