



Christopher  
**Batten**

in association with

Winkworth

Redroofs, Lower Row, Holt, Wimborne

Dorset, BH21 7DZ

Redroofs  
Lower Row, Holt  
Wimborne, Dorset  
BH21 7DZ

A stunning contemporary style 4 bedroom detached country house set in private gardens adjoining Holt Heath, a SSSI protected heathland of outstanding natural beauty.

PRICE GUIDE:  
£1,350,000 FREEHOLD

Christopher  
**Batten**

in association with

Winkworth





Presented in exemplary condition, Red Roofs has been tastefully extended and refurbished to a high specification in recent years. This distinctive, individual home encompasses a number of innovative features, offering stylish open plan living.

Connected to mains water and electricity, the property has a private drainage system, oil fired under floor central heating, UPVC double glazing, porcelain tiled floors, an oak staircase, oak-faced interior doors, a superbly fitted kitchen with integrated appliances and granite worktops, Morso multi-fuel stoves and Duravit bathroom suites. The impressive principal bedroom suite includes access to a covered balcony with a lovely outlook.

Complementing the spacious, well proportioned accommodation, the grounds are approached off an unmade 'no through' lane, through electric gates, and the beautifully maintained gardens extend all around the property, offering ample parking and double garaging.

A large integral entrance porch leads to a spacious central reception hall with a built-in coat cupboard. The hub of the house is a superb open plan kitchen/dining/family room. The kitchen includes an excellent range of units and granite worktops, breakfast bar, retractable larder and bin unit, Samsung American style fridge-freezer, and integrated appliances including Miele induction hob, extractor, Miele electric oven and microwave, warming drawer and dishwasher.

The spacious dining area features large windows giving a delightful aspect onto the garden, and the dual aspect family area has a Morso multi-fuel stove on a polished stone hearth. High quality timber effect ceramic flooring (with matching skirting) and large bifold doors create an infinity floor effect, extending out to a large garden terrace ideal for outdoor entertaining.

There is a large rear hallway with doors to the garage and rear garden. A utility room provide cupboards, sink, and space and plumbing for washing machine, and there is a cloakroom with a Duravit vanity wash basin and WC.



2



4



4

An additional formal sitting room has a Morso multifuel stove on a slate hearth, and an attractive bay window overlooking the garden. The study/bedroom 4 has an excellent range of fitted units including wardrobes and a desk, and there is a superb ground floor bathroom with a luxury Duravit suite comprising vanity unit, WC, wash stand with basin, and Victoria & Albert slipper bath.

An oak staircase leads to the first floor landing which has an airing cupboard.

The generous principal bedroom suite has an extensive run of fitted wardrobes, a dressing area, double doors to a high gabled covered balcony looking onto the gardens, and an en suite wet room (with large shower, WC and vanity wash basin).

Bedrooms 2 and 3 both have en suite wet rooms (with shower, WC and vanity wash basin). Bedroom 2 has a large walk-in wardrobe, and bedroom 3 has fitted wardrobes.

Red Roofs is approached off a private unmade 'no through' lane. Electric gates open onto the gravelled driveway which sweeps around to the front of the house. There is additional parking to the rear and access to the garaging and garden chalet. The double garage has electric up-and-over doors, lighting, power points, large double door boiler cupboard (housing a Worcester oil fired central heating boiler and pressurised hot water cylinder) and a folding timber ladder providing access to a large attic room above the garage which is floored, with lighting, ideal for storage.

The grounds, which extend all around the house, are well maintained, with a large expanse of lawn, well stocked flower beds, and established mixed hedges affording a large degree of privacy. A large front terrace extends to the side of the house where there is an additional barbecue area. To the rear of the property there is a low retaining wall with raised beds, and post-and-rail fencing along the rear boundary with the National Nature Reserve of Holt Heath.

**LOCATION:** Lower Row is a rural hamlet set between the village of Holt and Holt Heath National Nature Reserve. Holt is a sought after village to the north of Wimborne with a village hall and The Old Inn pub/restaurant. There is a post office/shop about a mile away in Furzehill, and Wimborne offers an excellent range of amenities. There are First Schools in Gaunts Common and Witchampton, and Dumpton Preparatory School just outside Furzehill, and the wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Canford, Castle Court, Claysmore and Bryanston.







The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive. Both the Jurassic Coast and the New Forest are within easy reach.

**DIRECTIONS:** From Wimborne, proceed north on the B3078 towards Cranborne and turn right into Furzehill. Proceed through to Holt village, passing The Old Inn. Turn right towards Holt Heath and proceed over the bridge. Turn left to Lower Rowe, and, at the T-junction, turn right. Turn left into a lane, and Red Roofs can be found on the left hand side.

**COUNCIL TAX:** Band F. **EPC RATING:** Band D











For identification purposes only, not to scale, do not scale  
Created using existing drawings and dimensions

**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



15 East Street | Wimborne | Dorset | BH21 1DT  
properties@christopherbatten.co.uk  
01202 841171

Christopher  
**Batten**

in association with

**Winkworth**