



Christopher
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in association with

Winkworth

The Hollies, Chalbury, Wimborne

Dorset, BH21 7EZ

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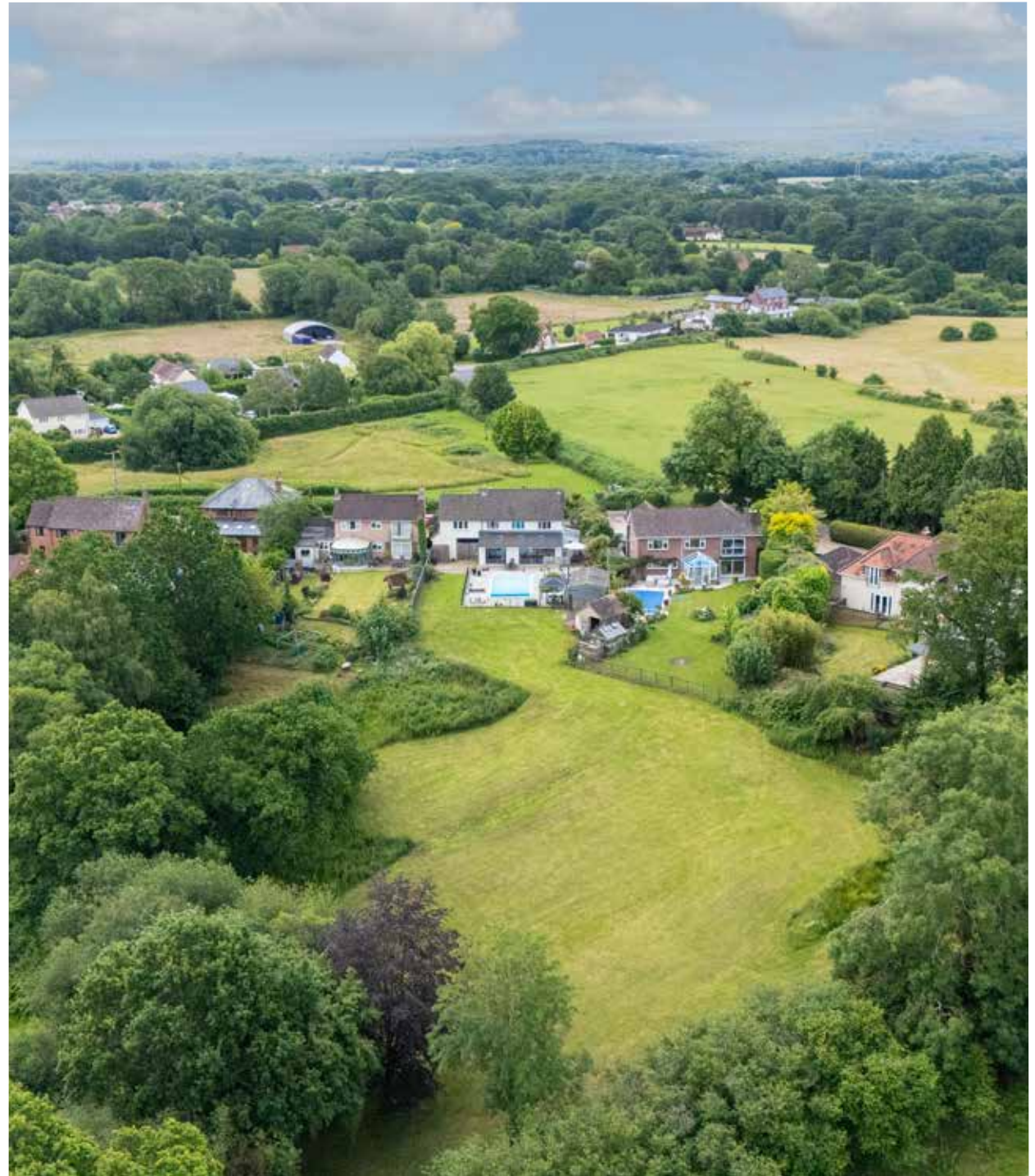
A beautifully presented, modern, 5 double bedroom detached house for sale with NO FORWARD CHAIN, in the popular hamlet of Chalbury, about 5 miles north of Wimborne Minster.

PRICE GUIDE:
£1,250,000 FREEHOLD

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Built in the 1970s and substantially extended in more recent times, The Hollies now amounts to over 2,600ft² of well proportioned accommodation, standing in gardens and paddocks of approximately 1.75 acres, with a large garage/ carport, excellent off road parking, a heated swimming pool and outstanding views over the surrounding fields and woods.

Connected to mains water and electricity, the house has private drainage, UPVC double glazing and oil fired central heating. The house is superbly presented throughout, with many impressive features including a stunning kitchen/dining/family room overlooking the pool terrace. The rural views are particularly breathtaking from the first floor.

A wide covered entrance way leads to a spacious entrance hall with oak flooring and coat cupboard, off of which is a shower room with large shower cubicle, wash basin and WC.



The well proportioned, dual aspect lounge has exposed ceiling timbers, an open fireplace, and a wide archway to a dining room, off of which is a study with 2 rooflights, and door to outside.

At the rear of the house is a magnificent kitchen/breakfast/family room with 2 sets of glazed powder-coated aluminium sliding doors to the garden, and space for sofa, table and chairs. There are tile slip feature walls, a vaulted ceiling with 3 rooflights, and a contemporary inset fire. The kitchen features 20ml quartz surfaces, an excellent range of units, a large island/ breakfast bar incorporating a 1.5 bowl sink and a dish washer, twin AEG ovens, touch-control induction hob, extractor, and integrated Samsung American style fridge-freezer.



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There is an additional utility room with marble effect work surfaces, stainless steel sink, units, space for white goods, and large cupboard housing the oil fired central heating boiler.

From the hall, stairs lead to a large semi-galleried landing with loft access and built-in linen cupboard. The large principal bedroom has extensive wardrobes, a superb view over the pool terrace and paddock beyond, and a large en suite bath/shower room (with double-ended bath, walk-in double shower, vanity wash basin and WC).

Bedroom 2 is a spacious room with an excellent range of mirrored wardrobes, double doors to a Juliet balcony giving lovely views over Horton Tower and the surrounding farmland, and an en suite shower room (with shower cubicle and vanity wash basin).

Bedroom 3 is a spacious room with a built-in double wardrobe and lovely views, and there are 2 further double bedrooms with open views. The family bathroom comprises double-ended rolltop bath, wash basin and WC.

The front garden is nicely enclosed by walling and fencing, and has well stocked beds and a large paved driveway with space to park numerous vehicles. There is also an integral double garage/carport with 2 doors at the front, and double doors at the rear of the carport.

The rear garden features a full width paved entertaining terrace and a heated 30ft x 12ft liner pool (with summer and winter covers) set in a paved terrace enclosed by wrought iron railings. There is space for a hot tub, a pergola over an outside dining area, a sitting area, a gazebo/breakfast bar, a large timber cabin ideal as office/studio/storage with sun deck to the rear, and a garden store of block construction with a pitched roof.







Beyond the garden is a large paddock which is mainly laid to grass, and interspersed with wildflowers and trees.

LOCATION: Chalbury is an attractive village on the southern edge of the Cranborne Chase, about 4 miles north of Wimborne Minster and 4 miles west of Verwood. There is good access to the A31 and M27, and to both the New Forest and the Jurassic Coast. There are mainline railway stations in Poole, Bournemouth and Salisbury.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne, turning right at Furzehill. Proceed past The Stocks Inn, and turn left at Pig Oak into Petersham Lane, signposted to Gaunts Common. Continue past St James First School on the right, and through Gaunts Common. Continue ahead at the crossroads and on to Chalbury. Take the first turning left, signposted to Chalbury Church and Didlington. Proceed up the hill, and The Hollies can be found on the right hand side before the right hand bend in the road.

COUNCIL TAX: Band F

EPC RATING: Band D











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