

**Anchor Paddock**  
Batchelors Lane, Holtwood  
Wimborne, Dorset, BH21 7DS

**Christopher  
Batten**

01202 841171  
[www.christopherbatten.com](http://www.christopherbatten.com)



Anchor Paddock represents an unusual opportunity to acquire a substantial 4 bedroom detached country bungalow extending to just over 2700 square feet of living space, incorporating a self-contained annexe/studio.

The bungalow stands in superb grounds of just over 2.5 acres including gardens, paddocks and grasslands and a large leisure terrace which offers complete privacy. ANCHOR PADDOCK IS A REGISTERED SMALLHOLDING (no. 11/264/0082) and will appeal to purchasers who have an equestrian interest, being set in a quiet, unmade, private lane with excellent riding amenities close by. It has a large detached barn which could be used for stabling and livery.

THE PROPERTY HAS ENORMOUS POTENTIAL TO GENERATE A SUBSTANTIAL HOME-AND-INCOME REVENUE, WITH 9 SELF-CONTAINED BRICK AND TIMBER CHALETs SET AROUND A LARGE, COVERED SWIMMING POOL TERRACE. OTHER LEISURE FACILITIES INCLUDE A GAMES ROOM, 2 JACUZZIS, A SAUNA AND A STEAM ROOM.

Batchelors Lane is a quiet lane in the hamlet of Holtwood, about 5 miles north of Wimborne, enjoying easy access to Poole and Bournemouth, and to Ringwood, which leads to the M27/M3 and London.

Viewings by appointment

Price Guide: £975,000 Freehold





Traditionally constructed in the 1930s, the bungalow was substantially extended and updated in the 1970s, and the present owners have been in occupation since 2001. The property has an oil fired heating system and mainly UPVC double glazed windows.

Features include a large living room (with fireplace and wood burner,) a superb garden room (overlooking the pool terrace,) and a spacious kitchen/breakfast room (with exposed ceiling beams.) The reception hallway has a wrought iron spiral staircase leading to a first floor loft, and there is also a large sitting area overlooking the front garden.

**NO FORWARD CHAIN**

Outside, a superb barn incorporates a games room and there is ample space to erect garaging, subject to

planning permission, along with excellent parking for vehicles/boats/trailers/caravans, and several storage facilities.

The gardens and paddocks are an outstanding feature, being approached through security gates which lead to a long tarmac driveway. The main paddock is gently sloping and laid to grass, with numerous trees including oak, willow and fir. Adjacent to the barn, there is an attractively landscaped private garden area with a covered jacuzzi, decking, fruit cages, a greenhouse and a barbecue area. The front garden is again private, with a summerhouse and a timber outbuilding, and a gently sloping lawn enclosed by a high belt of conifers.

**COUNCIL TAX BAND: G**

**EPC BAND: F**





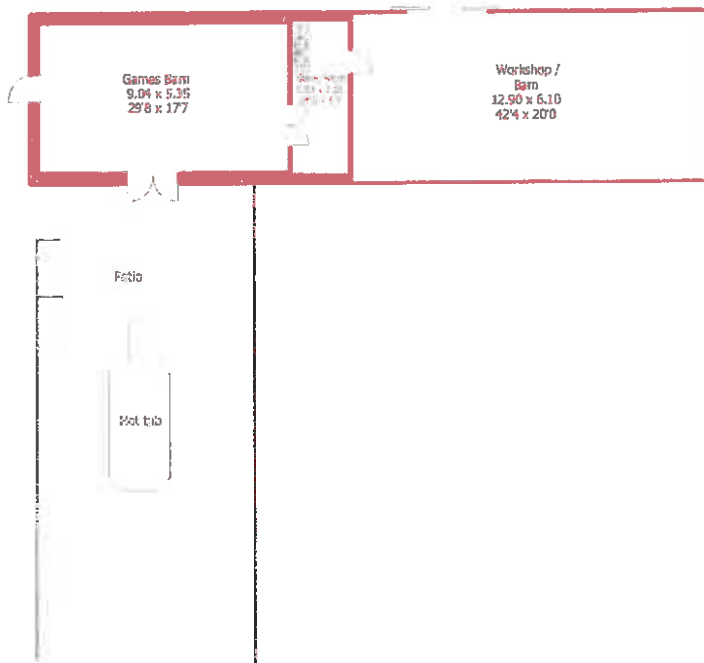
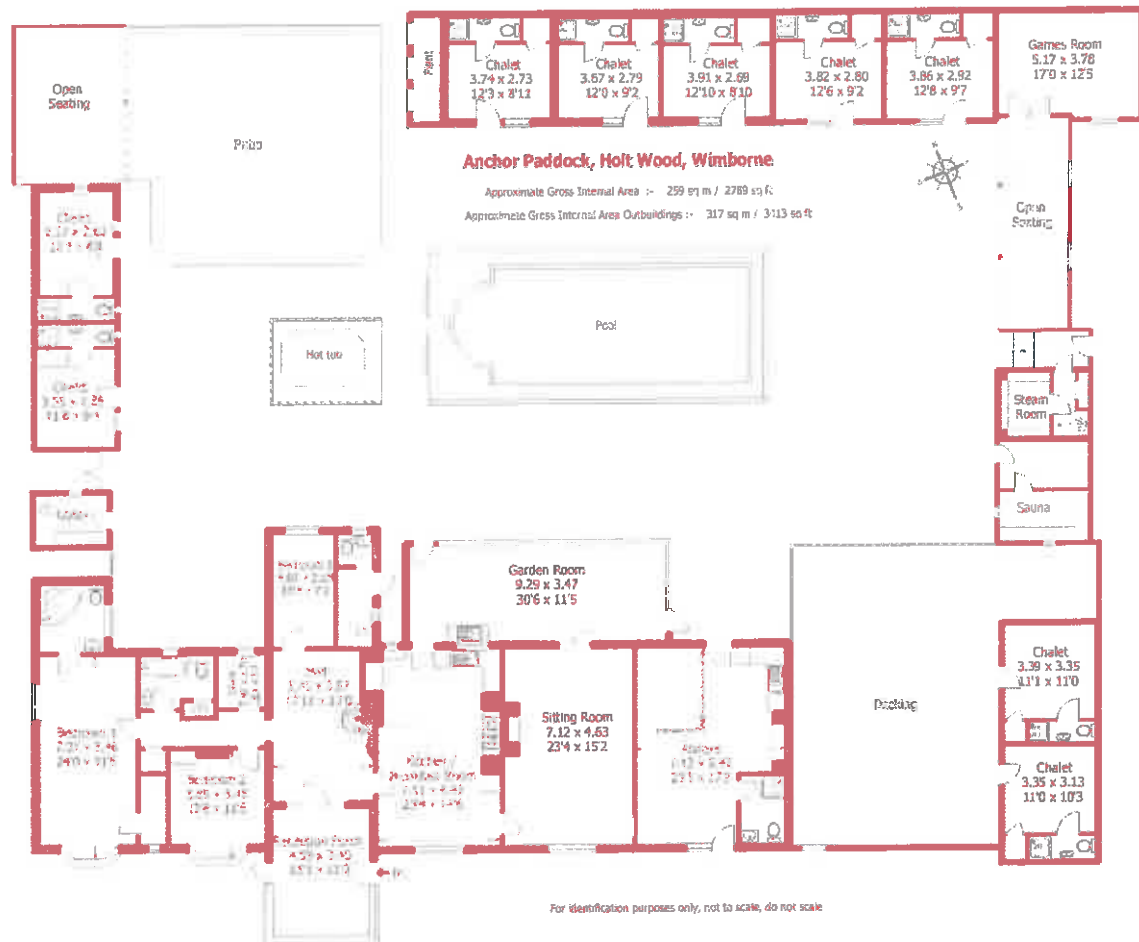


**DIRECTIONS:** From Wimborne, proceed north on the B3078 towards Cranborne, turning right at Furzehill. Proceed through Furzehill village and past The Stocks inn on the left. After about a mile, turn left at Pig Oak, signposted to Gaunts Common. Proceed through Gaunts Common, passing St James School on the right. Continue up Rooks Hill, leaving Gaunts Common behind. At the crossroads, just before reaching Chalbury, turn right into the hamlet of Holtwood. Proceed for a few hundred yards and take the second unmade turning on the left hand side, into Batchelors Lane, and Anchor Paddock can be found on the right hand side.



The following Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.





15 East Street, Wimborne, Dorset BH21 1DT  
 Tel: (01202) 841171/2 Fax: (01202) 842714  
 Email: [properties@christopherbatten.com](mailto:properties@christopherbatten.com)



[www.christopherbatten.com](http://www.christopherbatten.com)

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.