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ANCHOR PADDOCK

HOLTWOOD, WIMBORNE, BH21 7DS

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £1,050,000

- **DETACHED FOUR BEDROOM BUNGALOW**
- **NINE CHALETs - HOME BUSINESS POTENTIAL**
- **GROUNDS OF APPROXIMATELY 2.5 ACRES**
- **COVERED SWIMMING POOL**
- **OTHER LEISURE FACILITIES**
- **QUIET LOCATION**
- **PRIVATE AND SECLUDED**
- **NO FORWARD CHAIN**

This well-proportioned, four bedroom detached bungalow is set within grounds of in excess of 2.5 acres in the heart of the Dorset countryside yet within easy reach of the thriving town centre of Wimborne Minster. Offering huge potential to generate revenue, the property also benefits from nine, self-contained chalets surrounding a large covered swimming pool terrace and further facilities including a games room, two Jacuzzis and a Sauna. There may also be opportunity for further development – subject to the necessary planning consent.

For those with an equestrian interest, Anchor Paddock is located along a quiet, unmade private lane with excellent riding amenities close by. In the grounds, the property also benefits from a large detached barn - ideal for livery and stabling.

The property itself was originally constructed in the 1930's and later extended and modernised in the 1970's enjoying oil fired central heating and mostly UPVC double glazing. The generous living room has a fireplace with fitted woodburner and double doors leading to a delightful garden room overlooking the swimming pool. Further features include an equally spacious kitchen/breakfast room with exposed timber beams and a welcoming reception with wrought iron spiral staircase leading to a first floor loft.



The grounds are a notable feature with secure gated access and tarmac driveway. There is ample parking and storage areas/facilities, a neatly landscaped private garden area, decking, fruit cages, barbecue area and a greenhouse. The front garden enjoys a good degree of privacy and has both summer house and timber outbuilding. The paddocks are laid to grass with mature trees.

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

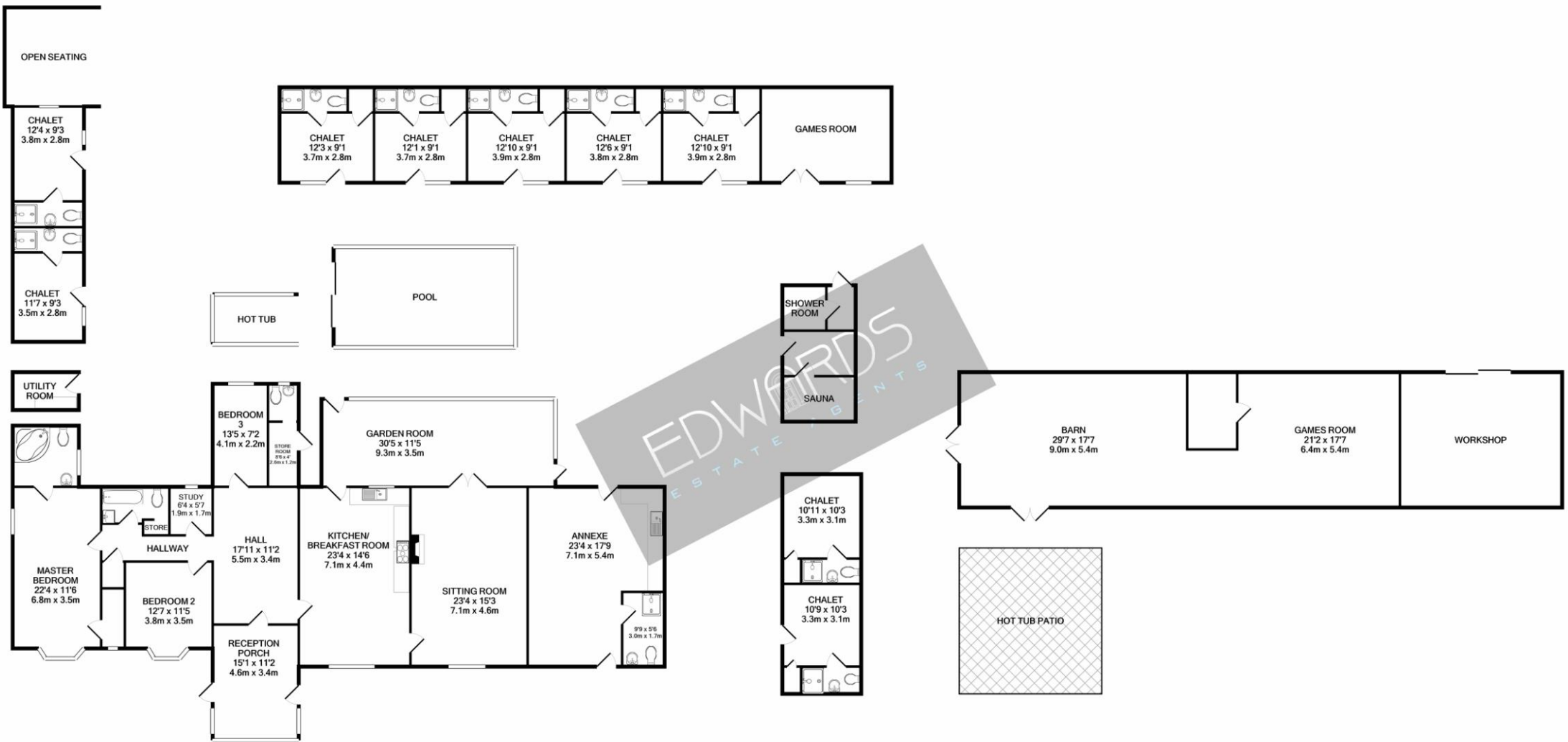
From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

EPC: F

Council Tax Band: G





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TOTAL APPROX. FLOOR AREA 6290 SQ.FT. (584.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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