DANEHURST

ESTATE AGENTS



BATCHELORS LANE, HOLT, BH21 7DS

Guide price £1,500,000



**** Price Guide £1.5m - £1.65m****

An exceptional family home occupying generous grounds along a peaceful private road in a delightful rural setting to the north of Wimborne. Extensively refurbished by the current owners, the property offers beautifully presented and wonderfully versatile accommodation, with six bedrooms and six shower rooms in total, perfectly suited to modern family life and entertaining.

At the heart of the home is the stunning open-plan kitchen, dining and living space. With its vaulted ceiling, exposed beams and rooflights, this impressive room is flooded with natural light, while a large central island and exposed brick fireplace with wood-burning stove create a relaxed and sociable atmosphere. Bi-fold doors open directly onto the gardens, effortlessly connecting inside and out. An adjoining family room provides further informal living space, while a separate cinema/sitting room offers the perfect retreat for cosy evenings. Underfloor heating and air conditioning to parts of the property add to the comfort and quality of the home.

This is a home made for both relaxation and an active lifestyle. The outdoor swimming pool provides a fabulous focal point, complemented by an outside kitchen and entertaining area perfect for long lunches, barbecues and relaxed summer evenings. For fitness and wellbeing there is also a dedicated gym and adjoining studio, creating a superb leisure environment without ever having to leave home.

The main house provides four bedrooms, including an impressive first-floor principal suite, while separate guest accommodation provides a further two bedrooms and its own kitchen/living room – ideal for visiting family, older children or multi-generational living. Further outbuildings provide an office, useful storage and garaging, adding yet another layer of flexibility to this very special home.

A truly special country home combining space, style and flexibility with a lifestyle that is very difficult to replicate.







- 6 Bedroom Lifestyle Property
- Separate 2 Bed Guest House
- Stunning Vaulted Openplan Kitchen Living Room
- Swimming Pool
- Gymnasium
- Studio
- Garden Kitchen
- Cinema Room
- Impressive Principle Bedroom Suite occupying all of teh first floor
- Private Rural Location

















Location

Holtwood is a particularly attractive rural hamlet, quietly positioned to the north of historic Wimborne Minster and surrounded by beautiful Dorset countryside. Close to the distinctive Horton Tower, a well-known local landmark, the area offers a wonderful setting for walking, cycling and enjoying a relaxed country lifestyle.

Despite its rural feel, Wimborne is within easy reach, offering an excellent range of independent shops, cafés, restaurants and everyday amenities, while the wider area provides highly regarded schooling and good connections towards Poole, Bournemouth and the south coast.


8.20 x 3.45m
26'11" x 11'4"
11.34 x 3.45m
37'2" x 11'4"
OUTBUILDING NOT IN ACTUAL POSITION
Pool House & Kitchen
Ground Floor
Bedroom
Ensuite
Shower Room
Utility
Garden Room
5.06 x 3.86m
16'7" x 12'8"
Walk in Wardrobe
Shower Room
Walk in Wardrobe
Inner Hall
Bathroom
Plant Room
Bedroom
3.06 x 6.97m
10'0" x 22'10"
Store
Bedroom
3.37 x 3.81m
11'1" x 12'6"
Walk in Wardrobe
Entrance Hall
Cinema Room / Sitting Room
4.34 x 7.07m
14'3" x 23'3"
Kitchen / Dining / Living Room
9.80 x 7.07m
32'2" x 23'3"
Porch
Office
Store
Garage
Guest Accomodation
Bedroom
Kitchen Living Room
4.28 x 4.31m
14'1" x 14'2"
First Floor
Principal Bedroom Suite
3.84 x 4.28m
12'7" x 14'1"
Dressing Room
3.90 x 4.28m
12'10" x 14'1"
Ensuite
VOID
Anchor Paddock, Batchelors Lane, Holt, BH21 7DS
All measurements are approximate and for display purposes only











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