



Christopher  
**Batten**

in association with

Winkworth

Spring Meadows, Holtwood  
Wimborne, Dorset, BH21 7DU

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Spring Meadows stands in grounds and gardens approaching a third of an acre and adjoins open farmland. Offering outstanding views from the principal reception rooms and the main bedroom, this home would benefit from some modernisation, but its location cannot be beaten.

ASKING PRICE:  
£850,000 FREEHOLD

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Spring Meadows is a large, 4 bedroom detached country home set in a delightful, rural location at Holtwood, a small hamlet about 5 miles north of Wimborne Minster. Situated well away from main roads and traffic noise, Spring Meadows is accessed along a quiet, unmade gravel lane, and has **OUTSTANDING VIEWS OVER THE ADJOINING FARMLAND**. The property **STANDS IN GARDENS AND GROUNDS OF ABOUT A THIRD OF AN ACRE**.

EPC: D

COUNCIL TAX: D



5



4



3

This spacious home extends to over 2,800ft<sup>2</sup> of accommodation, including the garage, which could easily be incorporated into the house, subject to the necessary building regulations. The majority of the accommodation is on the ground floor.

Spring Meadows is approached via electric gates and a driveway which provides ample off road parking and leads to a double garage.

An enclosed entrance porch and front door lead to the reception hall, from which steps and a pair of doors lead down to a charming dual aspect lounge. Further doors lead to a separate dining room, which has access to a large UPVC double glazed conservatory (with French doors to the garden.) The kitchen is fitted with an excellent range of pine units and ample worktops.

An additional sitting room has glazed double doors to a study which has a personal door to the garage. There is a spacious ground floor bedroom with fitted wardrobes, and a spacious, fully tiled shower room opposite.

The large galleried first floor landing has a seating area, and gives access to the 3 double bedrooms, all of which have eaves storage. The master bedroom has a triple aspect, a range of fitted furniture and an en suite bathroom (with Jacuzzi bath and shower above.)





The property benefits from oil fired central heating, the external Worcester boiler for which was installed in 2016. There is an irrigation system for watering the garden, and an ADT security alarm. The double garage has an electric up-and-over door, lighting and power points. A door at the rear leads to a large utility room which has plumbing for washing machine, space for tumble dryer and freezers, and a connecting door to the rear garden.

The mature gardens have lawns interspersed with a selection of flower and shrub beds. At the side of the property a gate leads to the rear garden where there is a paved terrace. The rear garden is principally lawned, with a timber chalet and heating oil storage tank.

The property is well screened from the lane by an established hedgerow and walling. The gardens adjoin open countryside and offer stunning views of the surrounding area.





The house is situated in the popular hamlet of Holtwood which nestles between the villages of Holt, Gaunts Common, Hinton Martell and Horton, about 5 miles to the north of Wimborne Minster. There is a post office/shop and pub nearby in Furzehill, a pub/restaurant in Holt, and good road access to the picturesque market town of Wimborne Minster which offers a comprehensive range of shops and amenities. The wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Dumpton, Canford, Castle Court, Bryanston and Clayesmore. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.



**DIRECTIONS:** From Wimborne, proceed north on the B3078 towards Cranborne, turning right at Furzehill. Proceed through the village, passing The Stocks Inn on the left. Turn left at Pig Oak, signposted to Gaunts Common. Proceed through Gaunts Common, passing St James School on the right. At the top of the hill, turn right, signposted to Holtwood. After about half a mile, proceed past Holtwood Methodist Chapel on the left. After another 150 yards, turn left into a gravel track. Go past the left hand turning to Queens Copse, and take the next fork to the right. Continue down the private lane, and Spring Meadows is then the second property on the right hand side.



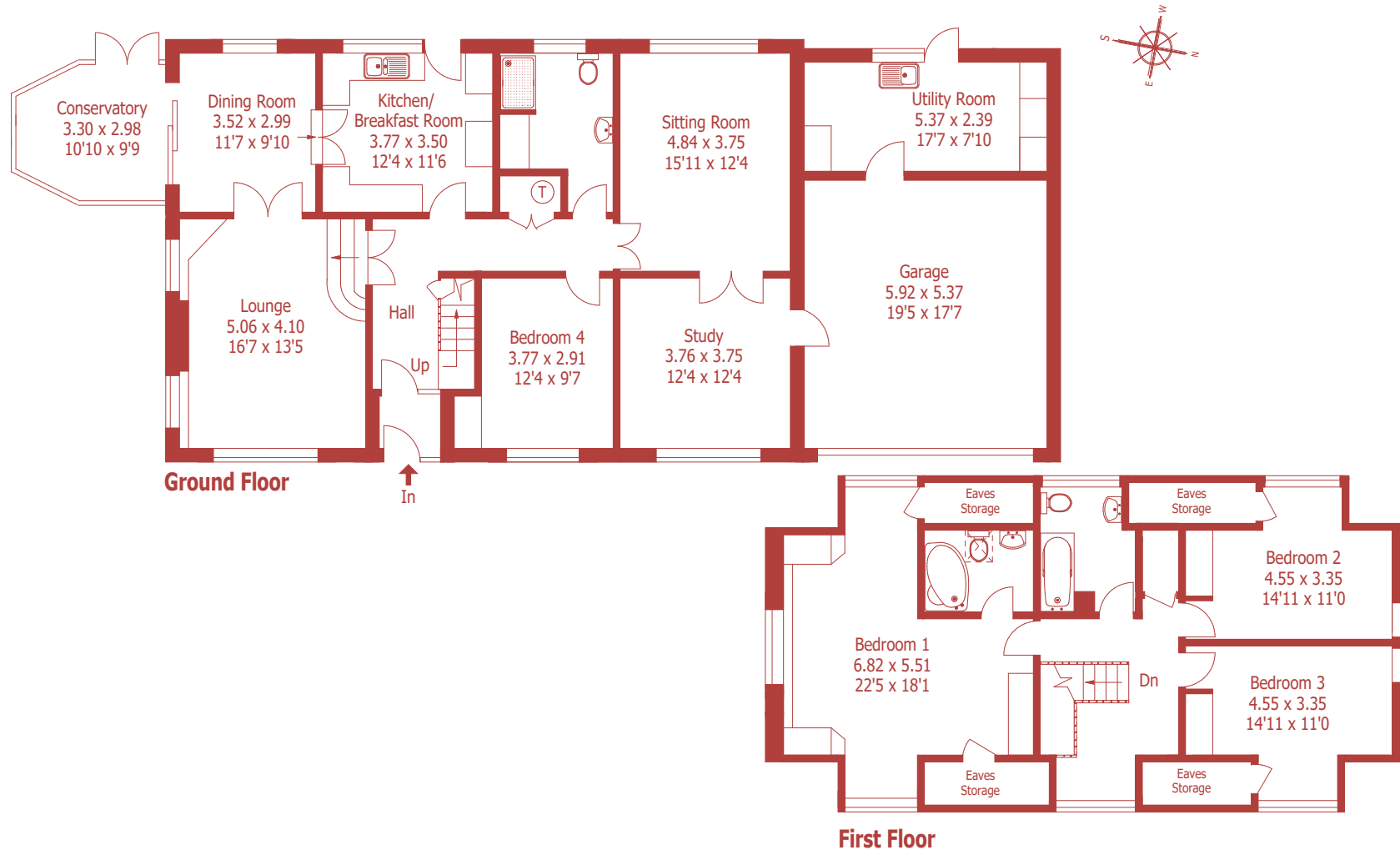






# Spring Meadows, Holtwood

Approximate Gross Internal Area :- 262 sq m / 2817 sq ft



For identification purposes only, not to scale, do not scale

## DISCLAIMER:

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