



Christopher
Batten

in association with

Winkworth

32 Beaucroft Lane, Wimborne
Dorset, BH21 2PA

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A superb contemporary style split level detached house built to a high standard of specification in 2017 and offering spacious, inverted accommodation maximising its stunning panoramic views towards the coast.

GUIDE PRICE:
£1,075,000 FREEHOLD

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This stylish 4 bedroom family home is set in a secluded, elevated position and features full height windows to the southern elevation which take in the outstanding outlook and flood the property with light. The rooms are skilfully arranged for the same effect, and the house is complemented by under floor gas central heating, double glazing, excellent off road parking, a generous integral double garage, and extensive outdoor space on each level.

Beaucroft Lane is one of Wimborne's premier residential areas, less than 1.5 miles from The Square and enjoying easy access to local shops and amenities in both Colehill and Wimborne. The house is set back off a long, gated driveway.



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4



3

There is a spacious reception hall with a double coat/airing cupboard and a personal door to the garage. Stairs lead to a galleried first floor landing with a high vaulted ceiling, a study area with access to the rear garden, and a cloakroom.

The stunning open plan living area has a high vaulted ceiling, a central remote-controlled gas fire, and sliding doors to a large entertaining terrace.

The kitchen has an excellent range of contemporary style units and walnut worktops, integrated appliances including 2 wine chillers, induction hob, extractor, 2 electric ovens, 2 dishwashers, built-in microwave and fridge-freezer. A separate utility room has a sink, space and plumbing for washing machine and tumble dryer, and a door to a balcony then leads into the garden.

Bedroom 1 has a high vaulted ceiling, patio doors to a balcony with outstanding views, a fitted dressing room, a spacious en suite bath/shower room, and access to a study/snug with sliding doors to outside.







On the ground floor there are 3 spacious double bedrooms, all of which have sliding doors to a semi-covered courtyard idea for entertaining, an en suite shower room, and a family bath/shower room. There is a store room off the courtyard.

The integral double garage has a pressurised hot water cylinder, a Worcester gas boiler, a Belfast sink, an electric door, lighting and power points.

From Beaucroft Lane, a shared driveway leads to an electric gate opening into a brick paved courtyard serving numbers 32 and 32a, with ample parking for each house.

Gates at either side of the house provide access to the rear garden which is predominantly lawned, with a range of shrubs, hedges and mature trees, and a large chalet/playroom with lighting and power.

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools.



There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left. Turn right into Beaucroft Road which becomes Beaucroft Lane. As you begin to descend the hill, bear right to continue down Beaucroft Lane. Take a left hand turn down an unmade private driveway, and number 32 can be found at the end of this driveway, behind a grey gate.

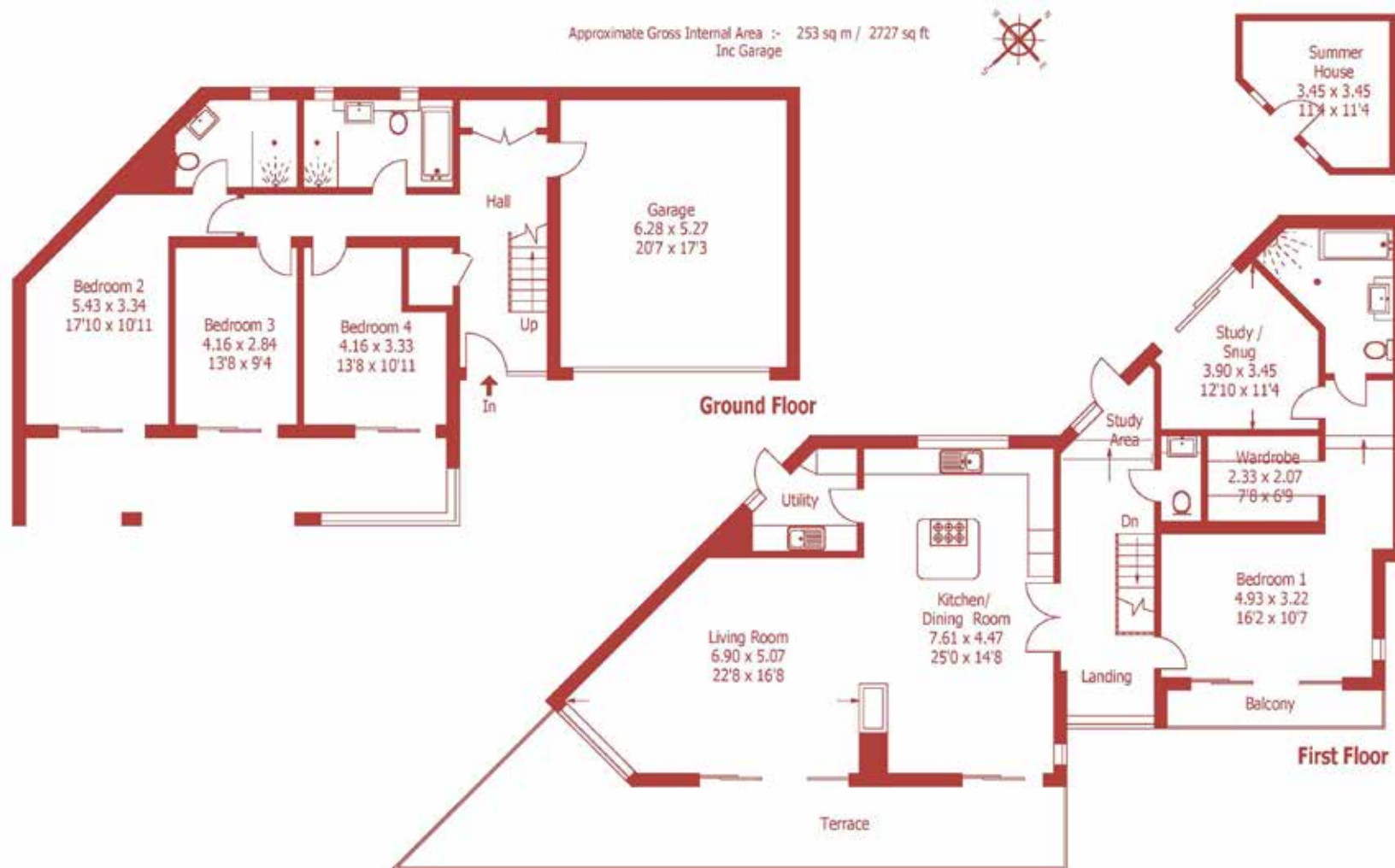
EPC: Band B

COUNCIL TAX: Band G









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

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