



Christopher  
**Batten**

in association with

Winkworth

Beechy Heights, Boundary Drive  
Wimborne, Dorset, BH21 2RE

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A stunning 5 bedroom detached contemporary style family home set on a superb elevated site with magnificent westerly views, in one of Wimborne's most desirable residential locations.

GUIDE PRICE: £2,000,000  
FREEHOLD



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Built as a bungalow in 1968, the property has been substantially extended in recent years, and now has a generous footprint of over 4,000 square feet, arranged over 2 floors.

The property is tucked away off a private driveway at the head of Boundary Drive which is adjacent to Colehill cricket ground and about half a mile from Wimborne town centre.

The house has facing mellow brick elevations with colour-washed render and panel features, and a slate roof. It is connected to mains water and electricity, and a gas connection is available at the end of Boundary Drive. Heated by oil and airsource heating, the property benefits from extensive off road parking and triple garaging.

The house is completely screened by high hedges, offering a large degree of privacy, and a feature of the landscaping is a superb entertaining terrace with a Swim Spa Hydro Pool.

An open-fronted entrance porch leads to a large reception hall with Amtico herringbone style flooring, under stairs storage space, and a door to a concealed staircase down to the garage.



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There is a cloakroom with WC and wash basin.

The living/dining room has an exposed brick wall feature, and sliding double glazed screens to a terrace with stainless steel balustrading and glass panels.

Bedroom 4 has Amtico flooring and full height wardrobes, and there is an en suite bathroom with bath, wash basin, WC and fully tiled walls.

Bedroom 5 is a dual aspect L-shaped double room with full height wardrobes, a superb view of the garden, and an en suite shower room (with shower cubicle, vanity unit, wash basin, WC and fully tiled walls.)

A major feature of the ground floor is a superb kitchen/family room with contemporary high gloss units, curved polished granite work surfaces, large island with extractor above, glass breakfast table, Franke sink, retractable larders, 3 Neff ovens/grills/microwave, touch-control induction hob, integrated fridge, freezer and dishwasher, water softener, space for sofas, and brushed aluminium bifold doors to the garden. There is also a utility room with work surfaces, stainless steel sink, floor-to-ceiling cupboards, space for white goods, and door to outside.

A straight staircase leads to a semi-galleried first floor landing with rooflights.





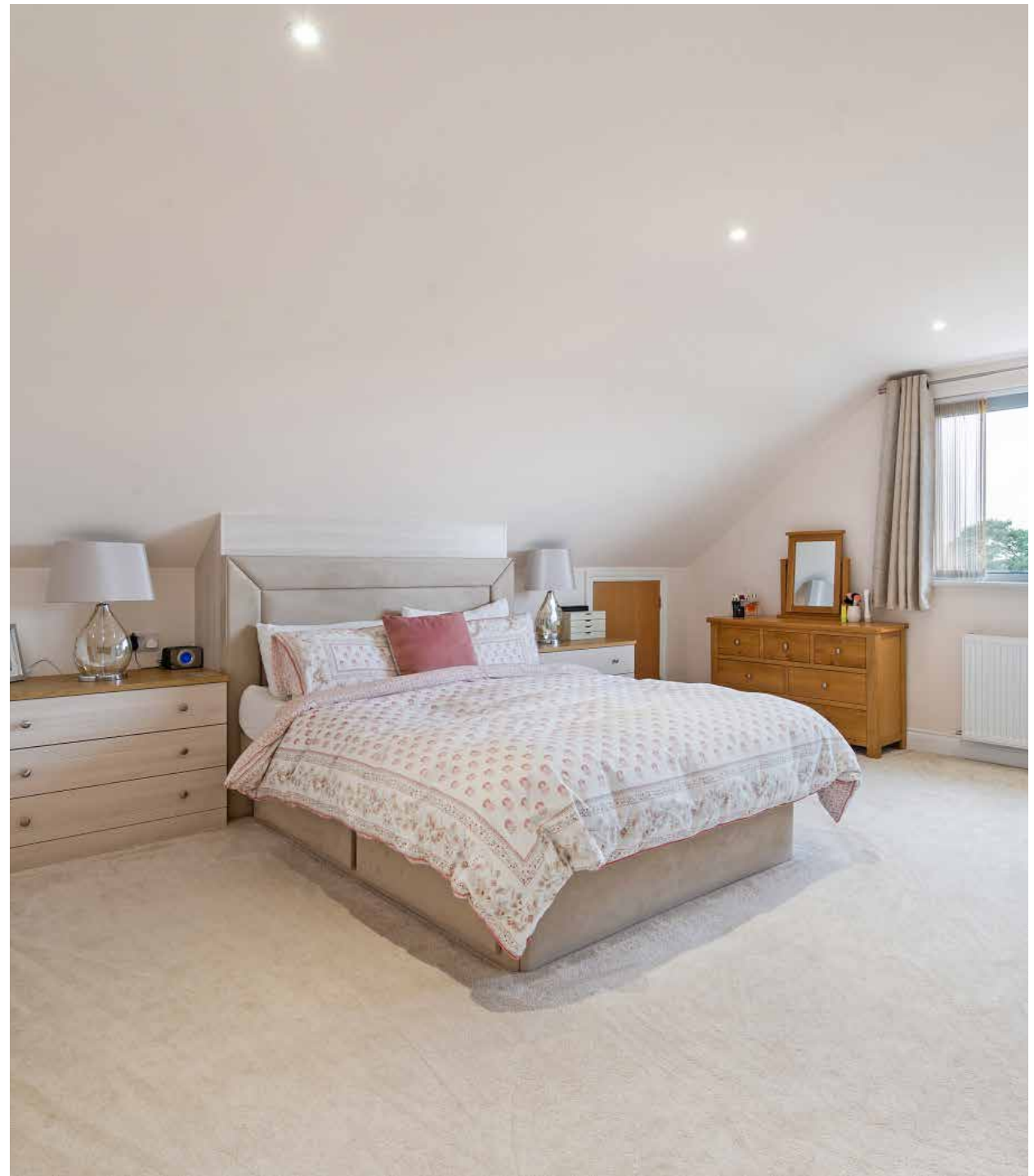
Bedroom 1 is a superb room with an excellent range of fitted furniture, superb westerly views and an en suite bath/shower room (with large double-ended bath, walk-in double shower, vanity unit, wash basin and concealed cistern WC.)

Bedroom 3 is a double room with a walk-in closet, fitted bedroom furniture, and a fully tiled en suite shower room (with double shower, vanity unit, wash basin, WC, rooflight and towel radiator.)

Bedroom 2 is a superb dual aspect room with fitted wardrobes, excellent views and a fully tiled en suite shower room (with double shower, vanity unit, wash basin, WC and rooflight.)

A long tarmac driveway leads through wrought iron double gates into a large paved driveway providing extensive off road parking. There is an integral double garage and a single garage.

The 2-car garage has a roller door, lighting, power, excellent storage, and steps to a boiler room (with oil fired boiler and storage.) A step and door lead up to an integral single garage with roller door, cloakroom and wine store.





The gardens are landscaped with grass, ferns, wild-flowers, paved pathways, sleepers, planted stone retaining walls, a Swim Spa Hydro Pool with a sliding glazed roof and an artificial grass surround, a greenhouse, high mixed hedges and an entertaining area enclosed by stainless steel railings. Steps lead up to a paved terrace in front of the house, and access can be gained on both sides.

**Location:** 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 town centre, proceed up Rowlands Hall, bearing left at the small roundabout at the top of St Johns Hill. Continue up Rowlands Hill, past Colehill cricket ground, and turn left into Boundary Drive. Proceed to the end of the cul-de-sac, where a private drive leads to the property.

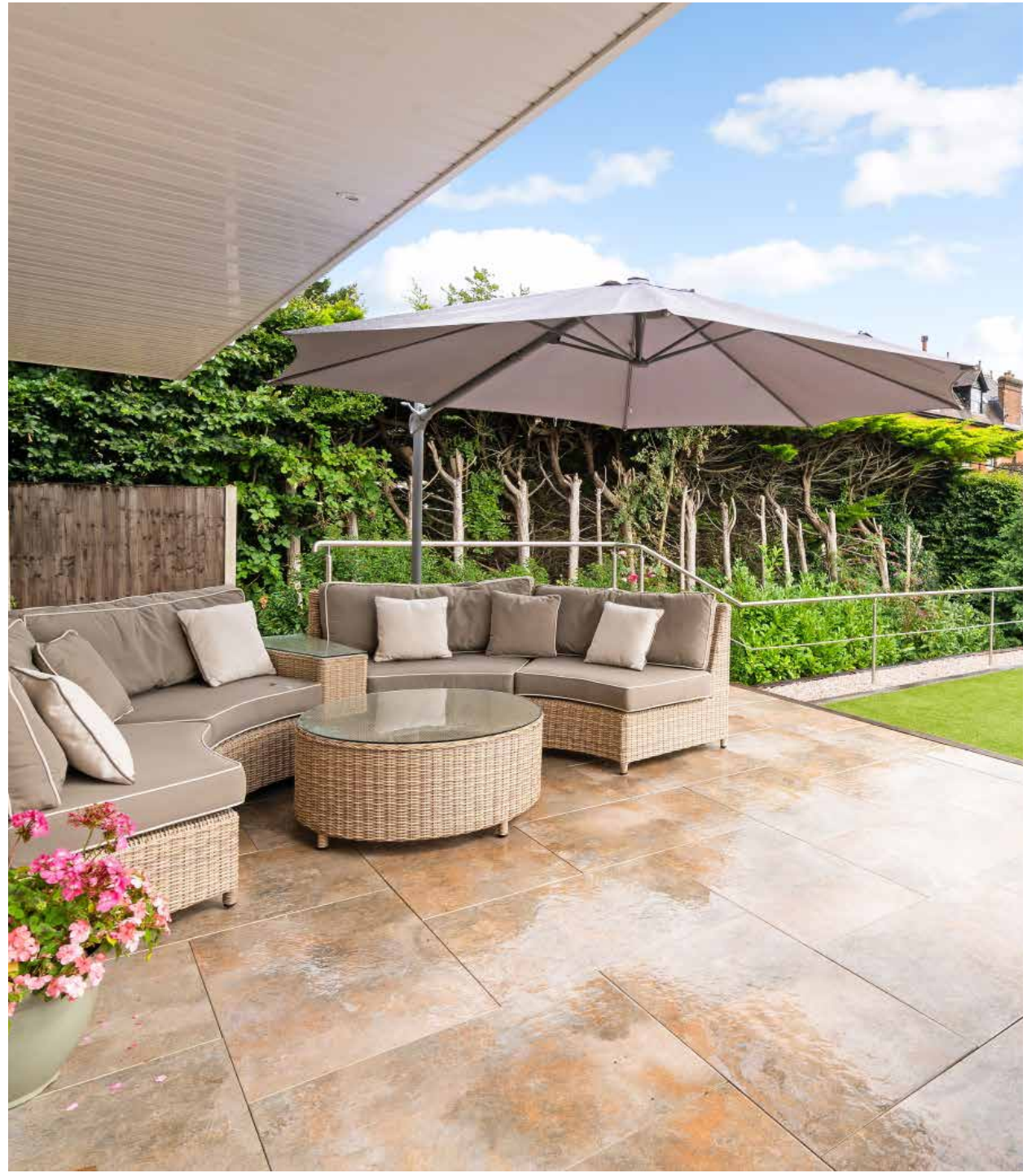
**Council Tax:** Band G.

**EPC Rating:** Band C





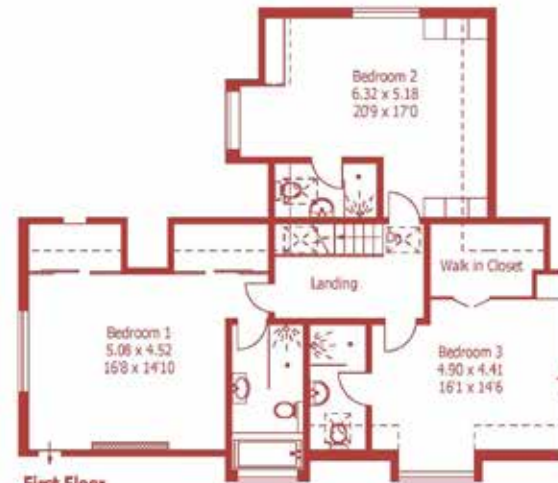




Approximate Gross Internal Area -> 374 sq m / 4023 sq ft

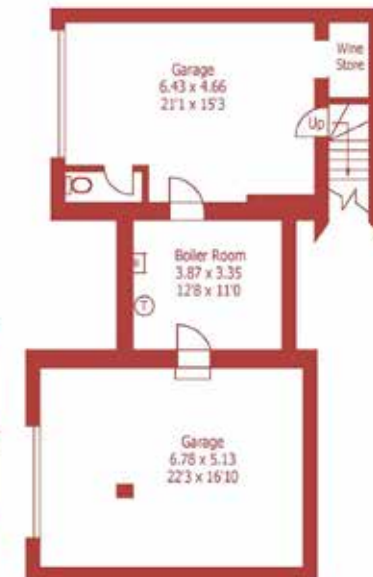


Ground Floor



First Floor

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



Lower Ground Floor

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15 East Street | Wimborne | Dorset | BH21 1DT  
properties@christopherbatten.co.uk  
01202 841171

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Winkworth