



Chalbury, Wimborne, Dorset, BH21 7ER

**Enjoying possibly some of the finest far reaching views in the area, a superbly presented
4 bedroom family home in this favoured village**

Guide Price £865,000

Freehold



Chalbury

Wimborne, Dorset, BH21 7ER

Superbly presented 4 bedroom country home
Wonderful uninterrupted far reaching views across
the Cranborne Chase
Stylish open plan kitchen/living space
Sought after village location

Accommodation
Please see floor plan.

Viewing
Strictly by appointment through Symonds &
Sampson
Wimborne office on 01202 843190





The Property

Enjoying possibly some of the finest far reaching views in the area, a superbly presented 4 bedroom family home in this favoured village.

Originally dating back to the 19th Century with later additions, this property has been re-roofed, extended and completely renovated by the vendors to create a stylish and spacious home. Decorated in neutral tones throughout, the property benefits from a peaceful ambience.

Of particular note is the kitchen with its open plan living space creating the hub of the home. This room benefits from bi-fold doors opening to the garden and the rural vista beyond. The double aspect sitting room with French doors to the garden provides a space for quieter moments, whilst a further reception room provides flexibility for use as a formal dining room, study or family room.

On the first floor the master bedroom is designed to take advantage of the wonderful views, and benefits from an ensuite. The guest bedroom also has an ensuite whilst a family bathroom serves the two remaining bedrooms.

Situation

The property is situated in a lovely elevated position in Chalbury, a small village to the north of Wimborne. From the front of the cottage, there are views towards Horton Tower, and to the rear, spectacular views of the rolling downlands of the Cranborne Chase can be enjoyed.

Within the village is a 13th Century Church and Chalbury shares a village hall with nearby Horton. There is a First school in the neighbouring village of Gaunts Common and the area is well served for schools in the state and private sectors.

The historic market town of Wimborne Minster offers an eclectic mix of shops including a Waitrose store, commercial facilities, cafes, restaurants and bars.

Communications

The property is well situated for access to the A358 for Blandford and Salisbury, and via Three Legged Cross, to Ringwood and the A31 for links to the M27/M3 network.

There is a regular mainline train service from Poole and Salisbury to London (Waterloo). South coast airports are located at Bournemouth, Southampton and Exeter. Cross channel ferries sail from Poole.

Sport and Recreation

From the property, there is nearby access to footpaths and bridleways providing an opportunity to enjoy miles of country walks and cycle rides. There are numerous golf courses in the area including Remedy Oak and Crane Valley Golf Clubs.

Sailing and other watersports can be enjoyed at Poole Harbour. Sandy beaches stretch from Bournemouth to the Isle of Purbeck and the footpaths of the World Heritage Jurassic Coast offer spectacular scenic views.

There is a range of concert, theatre and cinema entertainment at The Tivoli theatre in Wimborne, the Lighthouse in Poole, and the Bournemouth International Centre and Pavilion.

Directions

From Wimborne, take the B3078 north towards Cranborne. At the Horton Inn crossroads turn right. On reaching Horton village turn right towards Chalbury Common. Continue along the lane until entering the village where the cottage is the second property on the right hand side.

Outside

From the lane, a gravelled driveway leads to parking in front of the double garage. The front garden is enclosed from the lane by a brick wall with wrought iron railings. A gate and steps down lead to a further gravelled area with a mature herbaceous border. To the east of the property, a fence provides access to a gravelled parking area ideal for storing a boat or trailer. The rear garden is a particular feature of the property being bounded by a post and rail fence from the field beyond and having uninterrupted far reaching views. An extensive terrace abuts the rear elevation providing a wonderful private spot for alfresco dining, entertaining and relaxation. The beautifully maintained garden is laid mainly to lawn with shrub beds and fruit trees.

Tenure

Freehold

Services

Mains electricity, water and drainage. LPG central heating.

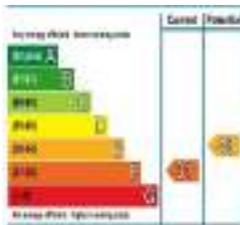
NWN/25/07/2019

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APPROX. GROSS INTERNAL FLOOR AREA 2471 SQ FT 230 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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