



## The Round House

*Woodlands, Wimborne, BH21 8LN*

SPENCERS  
NEW FOREST









A splendid, Grade II listed period home with tremendous character, located in a peaceful village location.

This distinctive home has origins dating back to the 18<sup>th</sup> century and was once part of the Shaftesbury Estate, the main part of the house was originally thought to be a barn with later additions.

The house was once, back during the 18<sup>th</sup> century, occupied by exiled French lace makers (Huguenots) who carried out alterations to the property which included the striking circular bays.

During the 19<sup>th</sup> Century, further additions were made to the house, adding both the west and east wings, creating the house as it is today.

Please scan to view the cinematic video tour



 3  5  3









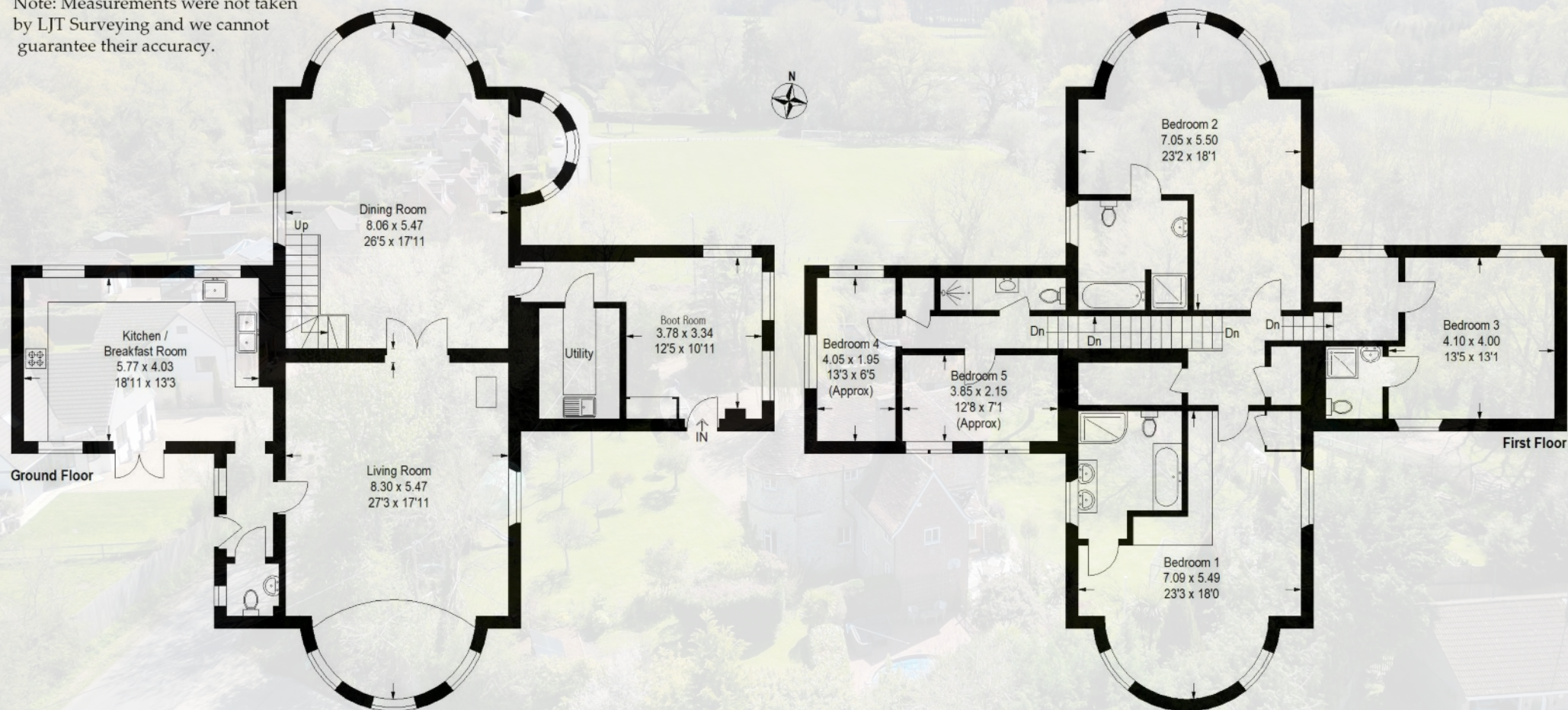
## The Property

- A spacious entrance hall featuring a cupboard with basket drawers, and a cloaks cupboard
- Separate utility room with fitted base, wall and drawer units plus worktops over, space and plumbing for washing machine and dryer
- Grandiose dining room with tall, elegant ceilings and featuring a circular window bay, pleasant aspect over gardens and additional bay to side aspect
- Stairs leading to first floor accommodation
- Rear lobby/cloakroom
- Generous kitchen/breakfast room with a range of base, wall, and drawer units with ample work surfaces over
- Butlers sink, AGA with extractor fan over, conventional electric oven with four ring gas hob and extractor fan over, space for dishwasher, space for fridge/freezer, attractive Travertine floors
- Second floor accommodation: west wing comprises two bedrooms with an adjacent shower room and a modern three-piece suite
- south wing featuring a superb guest bedroom, circular window, and a range of built in bedroom furniture
- Ensuite bathroom comprising a modern and stylish four-piece suite, including a large corner bath and a walk in shower, attractive wash stand with ornate granite work top
- Bedroom three with double aspect and an en suite shower room
- Impressive principal bedroom featuring a circular bay window with an oak beam and luxury three-piece ensuite, including a tiled panelled bath



## FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood









## Services

Council Tax Band: G

Energy performance Rating: E

Mains connected: Electricity/Solar Panels, water and telephone

- Oil fired AGA

Private drainage

Heating:

- Ground source heat pump
- The pool is heated by air source heat pump

Ofcom broadband speeds up to: 1000 Mbps (Ultrafast)







## Grounds & Gardens

- The property is approached along a short gravel drive leading into a generous parking forecourt
- Two very useful outbuildings, a two-bay oak framed cart house and an adjoining storage barn
- Separate detached garage
- The gardens mainly surround the property with wide sweeping lawns interspersed with mature specimen trees, shrubs and hedges
- A dividing trellis fence partly screens a separate vegetable garden
- Adjacent to the kitchen is an Indian Sandstone terrace and a path around the property
- A circular outside heated swimming pool which is perfectly located in a secluded position adjacent to the house which is surrounded by a terrace

## Directions

Leave Ringwood via the A31 heading west, exit the A31 signposted to Verwood and proceed on Verwood Road. Continue through Verwood, going straight across the roundabout exiting the town and continue until the turning on your left signposted to Woodlands. Proceed through the village, upon reaching the village green on your left, you will come to the entrance on your left just before the Cinnamon Lounge.









Wimborne Town Centre



Remedy Oak Golf Club



Moyles Court School

## The Situation

Woodlands is an attractive village situated 5 miles north-east of the town of Wimborne Minster. The local towns of Wimborne and Verwood both offer a great range of amenities, supermarkets and recreational facilities, which include the Remedy Oak Golf Club, Moors Valley Country Park and the stunning Cranborne Chase which is only a short drive away. Nearby and easily accessible along the south coast are miles of beautiful blue-flag beaches and the stunning Jurassic Coast. For the commuter, the cities of Salisbury and Bournemouth are easily reached via the A343 and the A338 and London is just an hour away via a train from Southampton Parkway. The larger shopping towns of Bournemouth and Southampton both of have international airports.

## As the Crow Flies...

Remedy Oak Golf Club	1.6 miles
Moors Valley Country Park	7.7 miles
Wimborne	8.2 miles
Cranborne	3.1 miles
Ringwood	8.1 miles
Canford School	10.5 miles
Dumpton School	7.6 miles
Moyles Court School	10.6 miles

## Viewing

By prior appointment only with the vendor's selling agents  
Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

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