

A modern two-story house with a large gable window, a wooden pergola, and a lush garden. The house has light blue siding on the upper level and a darker blue base. The garden is well-maintained with a green lawn, a paved patio area, and various plants and flowers. The sky is blue with some clouds.

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WHERE SERVICE COUNTS

**Organford Road,  
Holton Heath, Poole, BH16 6JY**



# Organford Road, Holton Heath, Poole, BH16 6JY

## Freehold Price £825,000

Moorside is a truly outstanding and beautifully presented detached four bedroom, three bathroom home with a further bedroom in the separate log cabin, 'Moorside Studio' combined offering 3,500 sq ft of luxury accommodation that has both been completely remodelled and lovingly restored by the current owners. Originally a 2 bedroom bungalow, the property has been totally transformed and extended, paying attention to detail at every turn and really is a home you walk into and say 'wow!' The setting makes it rather unique as the property backs onto farmland, where deer roam freely and the owners have built a rear patio looking over the fields, where they sit, relax, and take in the nature. The house has versatile accommodation with a cleverly designed layout, to take advantage of the rear views and also windows placed to maximise the natural light. Set over 2 floors the home enjoys an abundance of light at every turn. The heart of the home is the stunning kitchen/family/day room which has doors out to the gardens, where the views of the outside atmospherically drift into this room. The master suite is a true delight, again, with views over the garden and farmland in the distance. The suite has a stunning double height ceiling, with a 'garden view room' which has floor to ceiling glass, allowing for light to flood in. There are 2 further first floor bedrooms, set off the fabulous landing, to include a vaulted ceiling and having 4 large, automated Velux windows. Bedroom 2 hides a 'secret' door that has a staircase leading to an office/playroom, which is rather charming. There is a luxury shower room on this floor for both bedrooms to enjoy. Downstairs is a snug, a further bedroom (currently used as a beauty room) bathroom, large garage, and large utility room/boot room. The landscaped gardens have offered a constant source of pleasure to the owners where they have taken a lifeless plot and transformed it to a place of beauty with a wonderful rear patio, paths, steppingstones, plants, shrubs, flowers, trees, lawned garden, vegetable garden... I could go on! To the front of the property is a large blocked paved driveway, enclosed by an attractive brick wall with off road parking for 3 cars.

- Fabulous detached 4/5 bedroom home with separate log cabin to include a bedroom, bathroom and living room called 'Moorside Studio' combining 3,568 sq ft of immaculate and beautifully presented accommodation, all presented in 'show home' condition
- Versatile accommodation finished to exacting standards with a top quality finish throughout
- Spectacular master suite with large bedroom area, luxury ensuite bathroom, walk in wardrobe and wonderful garden view room with double height floor to ceiling windows has a view over the garden below and farmland beyond
- Beautiful bedroom two having a secret door leading upstairs to a further office/playroom and further large first floor bedroom
- Luxury shower room to service the above rooms
- Stunning first floor landing with vaulted ceiling and 4 Velux automatic windows, which allows light to flood in
- Elegant open plan kitchen/dining/ family room with a pair of double glazed patio doors out to the rear patio and garden beyond
- Stylish kitchen in a range of contrasting shaker style navy and grey units with white worktops over and extending to a breakfast bar area, a central island with wine fridge and walk in larder cupboard. Integrated appliances to include 'Stoves' double oven and further microwave oven, induction hob with extractor above, one and a half stainless steel sink with arched mixer tap above, dishwasher and space for American style fridge/freezer
- Attractive wood effect flooring throughout the ground floor accommodation
- Further ground floor cosy snug off the main family room
- Large boot room/utility room with its own entrance having space and plumbing for washing machine and tumble dryer
- Utility area leading to a second kitchen with oven, 2 ring gas hob and an extensive range of white high gloss units with built in sink and drainer
- 'Moorside Studio' is a large log cabin set in the garden with beautifully presented accommodation to include one bedroom, sitting room and shower room. This would be ideal as a family annexe or a place for family friends to stay
- Behind the studio is a further fully insulated room, presently used as a work room, but could be converted to make the property larger
- Attractive landscaped gardens with a well-planned layout to include large patio, lawned area, further patio for outside dining, vegetable garden and rear patio having views over the farmland and roaming deer
- Installed security system overlooking the front and back of the house, includes 8 cameras
- Integrated large, insulated garage with electric door having a workshop area to the rear and door into the house Block paved driveway providing parking space for 3-4 cars.
- Gas central heating and double glazing. Insulated and boarded loft having a custom built pull down wooden ladder

Organford is hamlet in the Dorset countryside, just on the edge of Purbeck, approximately 2.5 miles to from the Saxon walled town of Wareham, and near Lychett Matravers. You can walk to Wareham Forest or take the bikes on cycle paths. Wareham has an abundance of independent shops, restaurants and boasts its own gas-lit cinemas. The stunning beaches of Studland, Lulworth and Swanage and The Purbeck Hills are a short drive away. Organford is conveniently close to the A35 which leads to Poole Town Centre and Poole train station which are approximately 7 miles distant, and the sandy beaches of Poole a little further on.

**COUNCIL TAX BAND:C**

**EPC RATING:C**



Moorside Studio

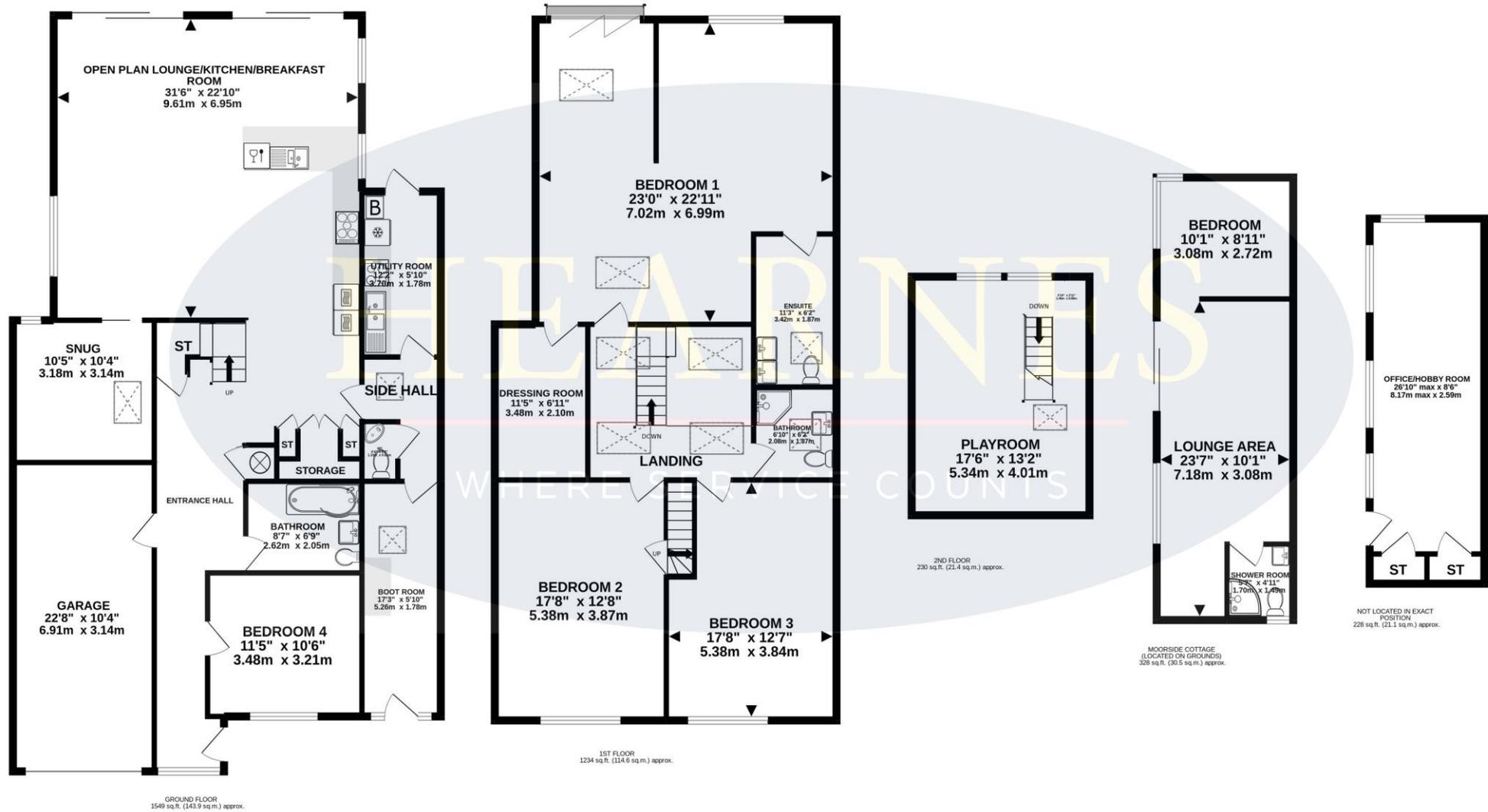






TOTAL FLOOR AREA : 3568 sq.ft. (331.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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