



£1,450,000

BEECHLEAS WIMBORNE, DORSET BH21 1QA

Freehold



- ◆ **5 BEDROOM HOUSE**
- ◆ **5 EN-SUITE BATHROOMS**
- ◆ **CONSERVATORY**
- ◆ **DOUBLE GARAGING**
- ◆ **GRADE II LISTED**
- ◆ **EXTENSIVE PARKING**
- ◆ **SECLUDED WALLED GARDEN**
- ◆ **DOUBLE GLAZED**

'Beechleas' is an exceptional Grade II listed gentleman's residence in Wimborne town centre on a secluded plot with ample parking and potential benefit of two self contained annexe buildings.

An exceptional Grade II listed gentleman's residence in Wimborne's town centre. It is very rare to find a property where every element captures the design and production of a true Georgian home. This striking design and build quality provides classical volumes and elegant spaces within. With an exceptional location within the town centre and secluded plot.

The property's elegant facade appears to be early 19th century but the roof pitch suggests a much older 18th century style. Amongst the many features noted with the home are the steeply pitched older tiled roof, with one segmented headed dormer and three sashes, with glazing bars and gauged brick voussoirs. The ground floor elevation has three light canted bay windows and a central round headed entrance door with fanlight. Externally the forecourt has iron spear railings with iron finials and stunning red brick garden wall.

The grand entrance hall leads the guest into the immaculate marble tiled hallway with its original coving. Located off the hallway are two separate doors leading to the cloakroom and wine cellar, and the main thoroughfare leads to the kitchen. The stairs wind up to the first floor with painted wooden balustrades and solid mahogany handrail.

The central first floor landing presents the residence principle bedroom, two guest bedrooms and a sizable airing cupboard. All of the bedrooms benefit from en-suite facilities and have a versatile compliment of fitted bedroom furniture. The staircase continues to the second floor which offers a further two en-suite bedrooms, both benefiting from built-in wardrobes.

The spacious drawing room, with its twin archways into the orangery, instils light into the room, highlighting the solid marble feature fireplace.





Blending elements of traditional British heritage and timeless design, we bring you 'Beechleas'.

The high ceiling and large window brings a light and airy feel into the family dining room, which is positioned to the side of the kitchen. The imposing study/music room, with ceiling cornicing, has been tastefully designed, with views out on to the garden. All three properties benefit from their own, independent, gas fired heating and are independently metered, which is useful should you wish to use the property as a home/income investment.

The kitchen offers a versatile compliment of furniture with a Shaker style finish with cream tiled flooring. There are two independent ovens, an induction hob with an externally extracting fan over and distinguished tiled surround, with the work tops finished in a speckled marble granite. The kitchen includes a Belfast sink and integrated appliances of a dishwasher and purpose built walk-in refrigeration unit and a separate utility room. There is also access to the pitched roof storage space above the kitchen, via a hatch.

The master bedroom suite offers a triple aspect view and near floor to ceiling sash windows that emphasise the Georgian style of the home. There is a television point and the room displays two internal alcove features and incorporates a fully fitted en-suite bathroom.

The compliment of guest bedrooms all offer en-suite bathroom facilities which is somewhat unique for a home of this style, as well as fitted bedroom furnishings.

Substantial, electrically operated, wooden gates denote entry to a gravel courtyard suited to a multitude of vehicles and in turn a detached double garage.

Gardens and Grounds

The secluded and secret garden provides a centrally positioned orangery within the encircled, walled, courtyard. On exiting into this retreat lies a stone patio and seating area, covered by a mature vine over a wooden arbour. The garden is surrounded by mature shrubs, trees and plants, laid to shingle.

Location

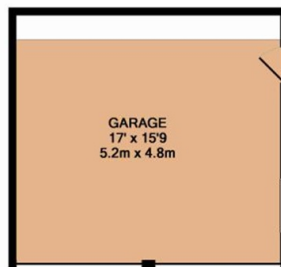
Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



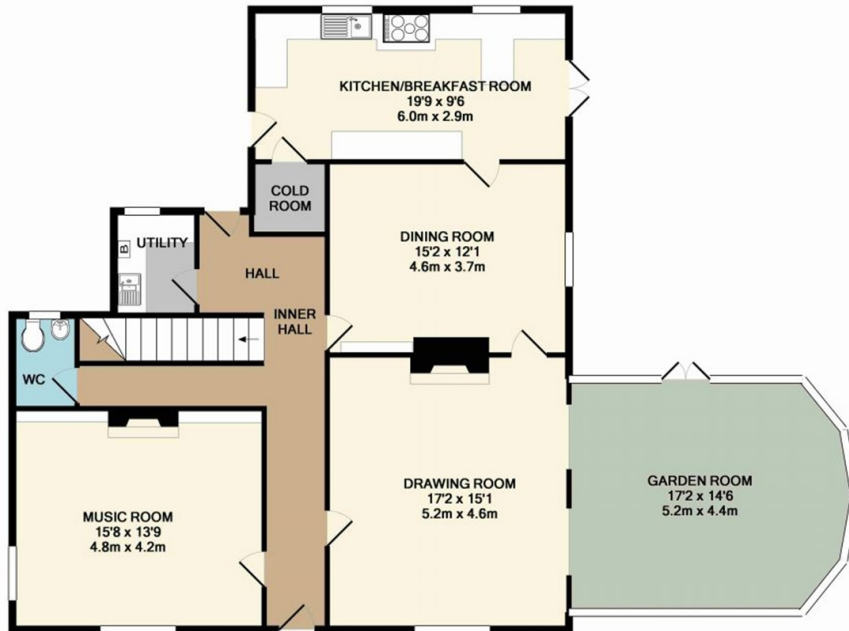
Size - 3027 sq ft (281.2 sq m) (inc garage & cottages)
Heating - Gas fired
Glazing - Double glazed
Garden - Walled
Main Services - gas, water, electricity, mains
Broadband up to - Std 17, Fibre 300Mbps
Local authority - EDDC
Council tax - Band F (Annexe's B)



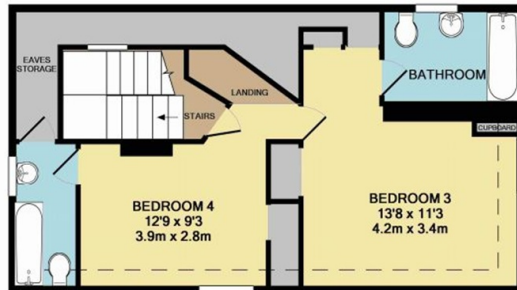




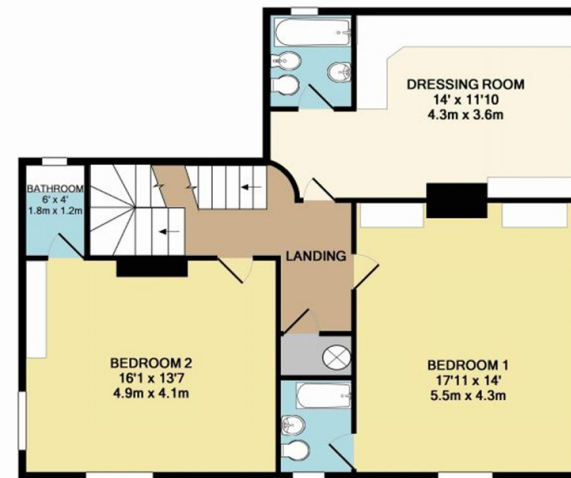
GARAGE
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)



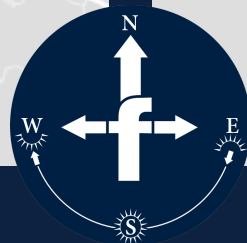
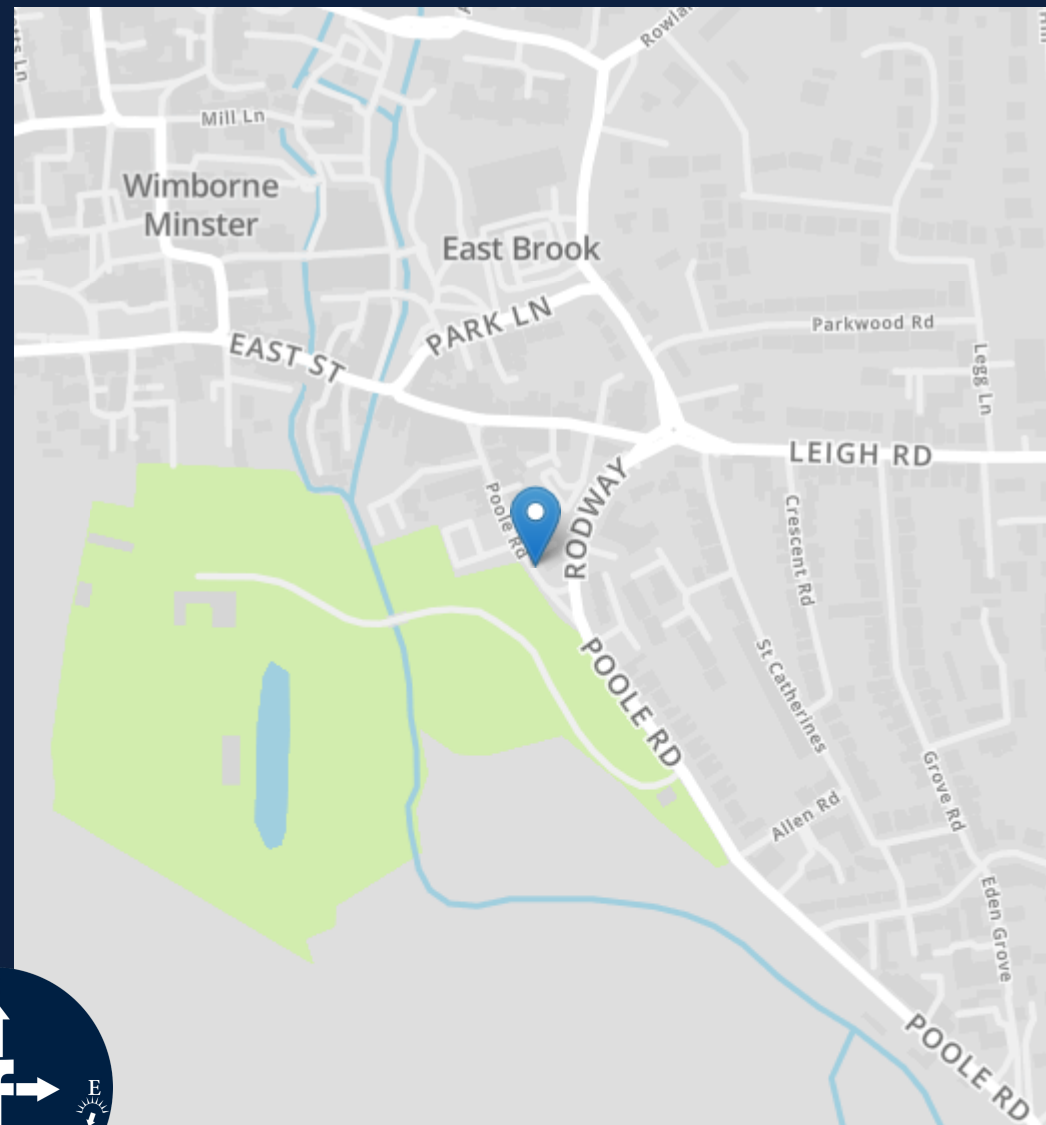
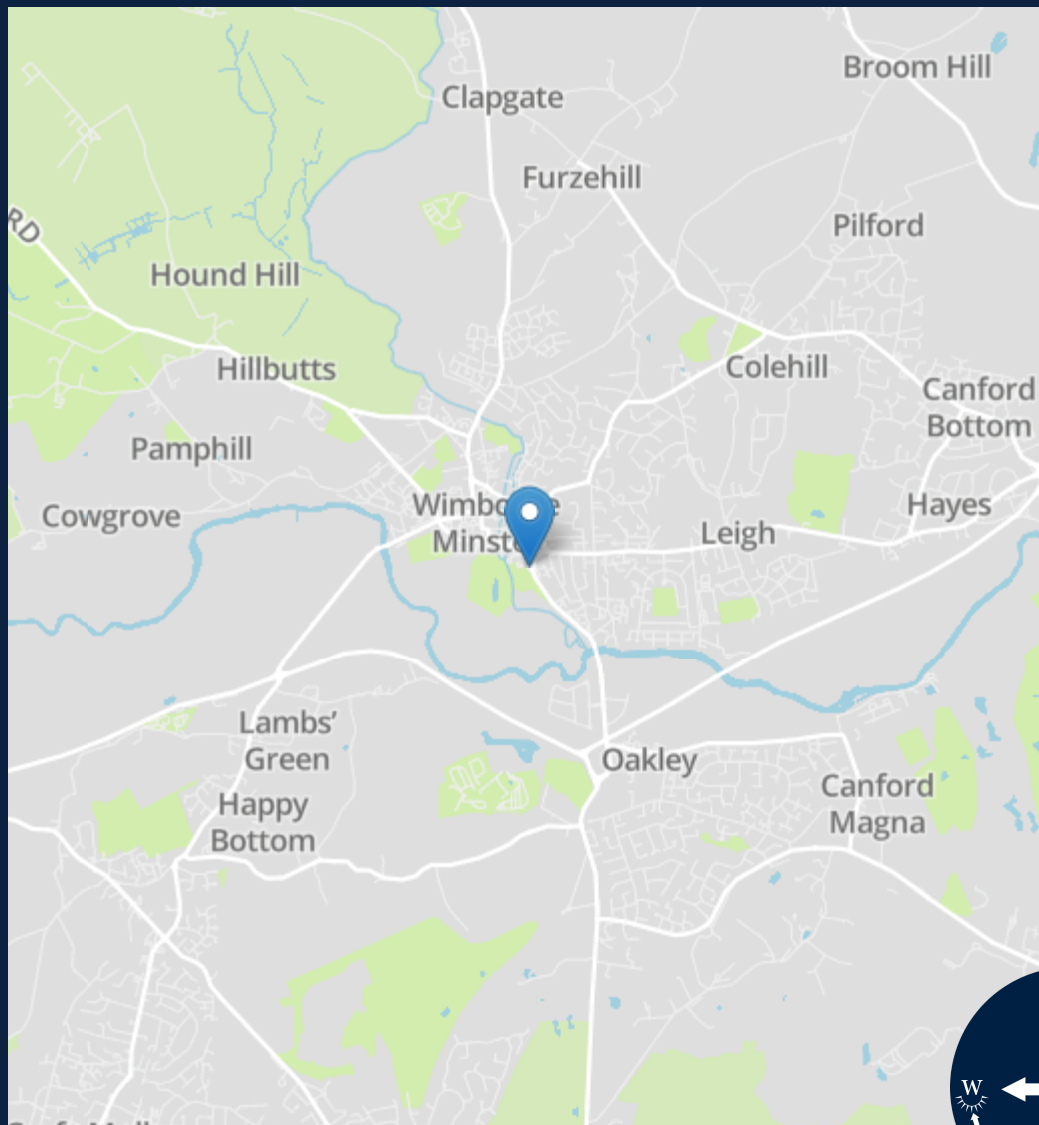
GROUND FLOOR
APPROX. FLOOR
AREA 1356 SQ.FT.
(126.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 545 SQ.FT.
(50.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 858 SQ.FT.
(79.7 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	74
England, Scotland & Wales		



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

fisks

ESTATE AGENTS CHARTERED SURVEYORS

12 East Street, Wimborne,

Dorset, BH21 1DS

www.fisksestateagents.co.uk

01202 880000