



*Guide Price*

**£1,395,000**

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.





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

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.

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



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

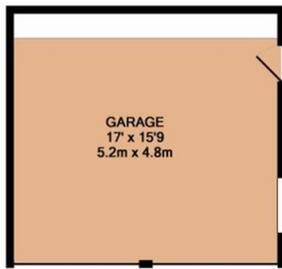
Broadband up to - Std 17, Fibre 300Mbps

Local authority - EDDC

Council tax - Band F (Annexe's B)



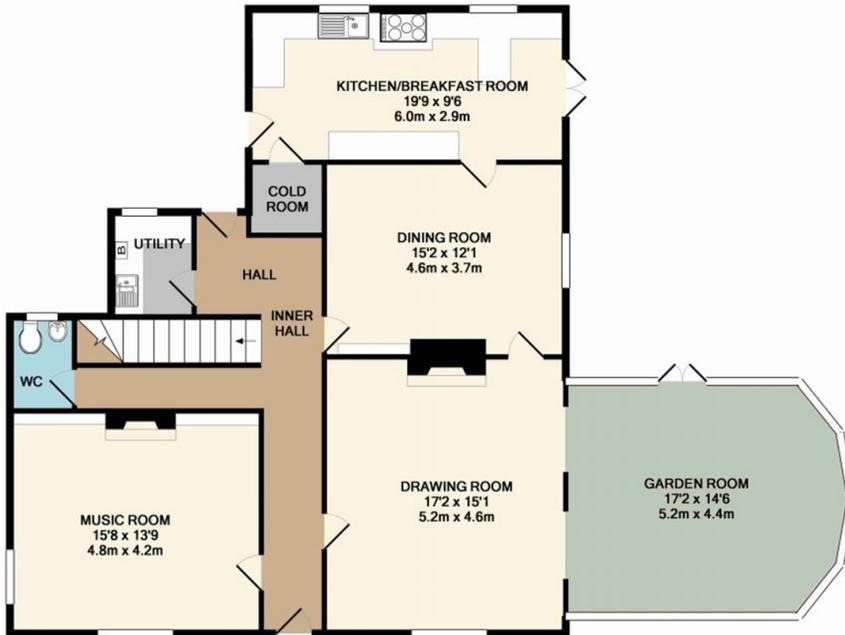




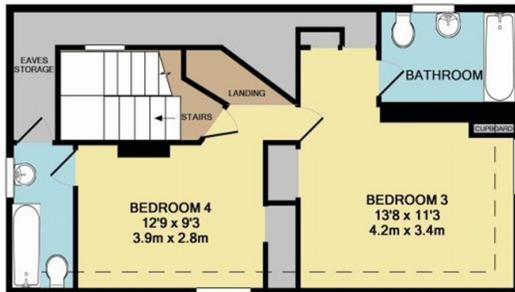
GARAGE  
 APPROX. FLOOR  
 AREA 268 SQ.FT.  
 (24.9 SQ.M.)



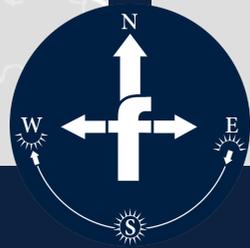
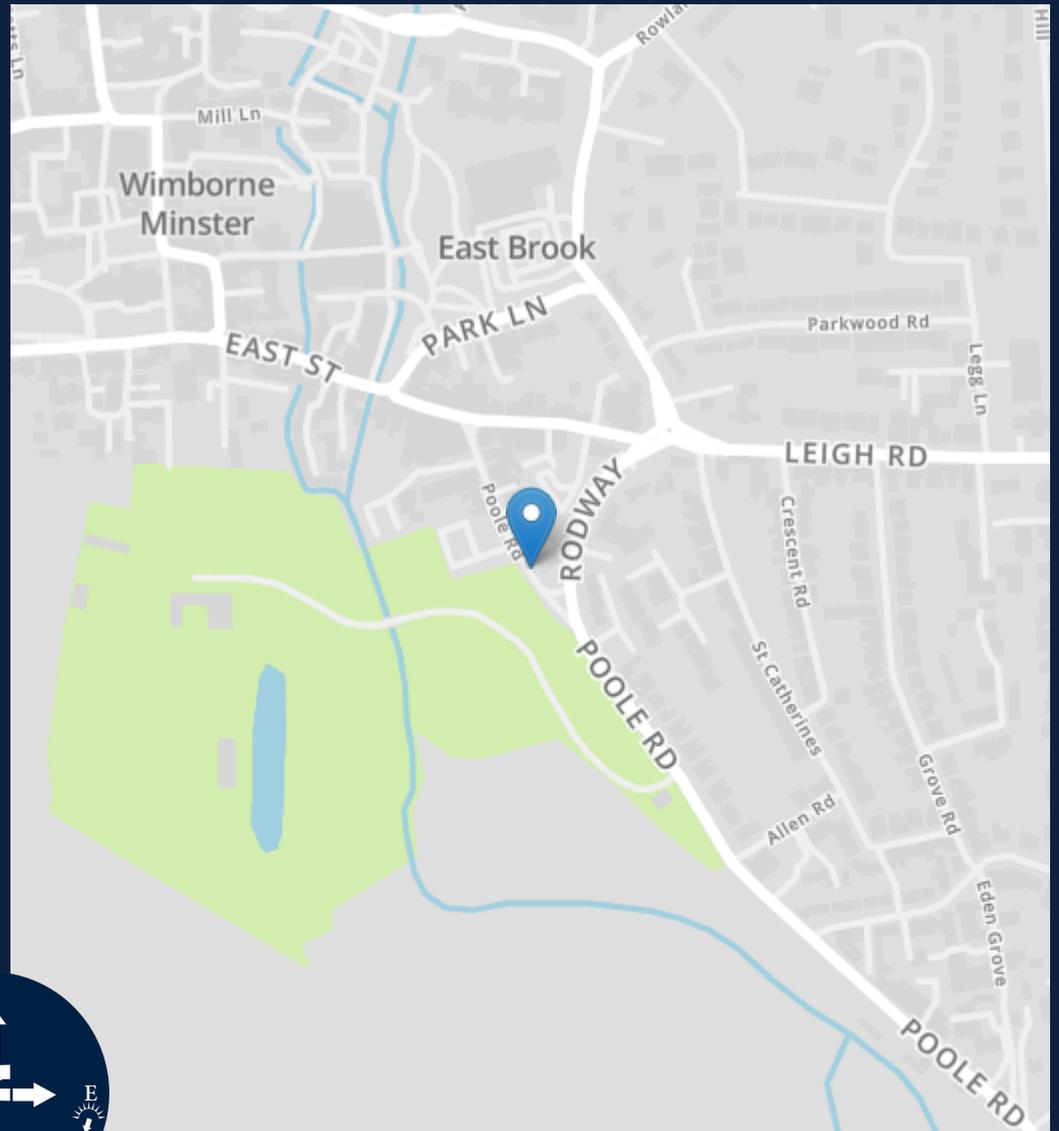
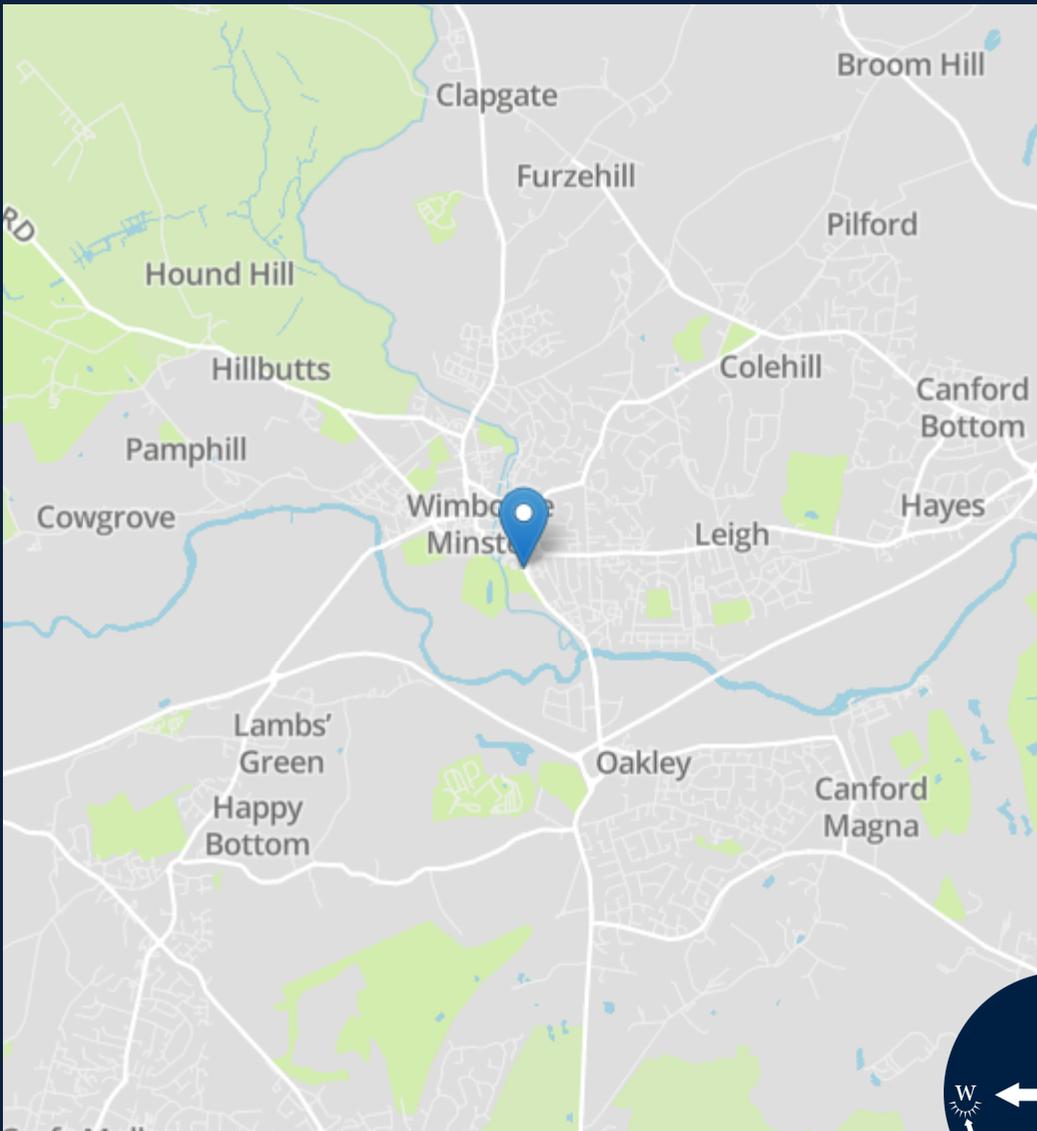
1ST FLOOR  
 APPROX. FLOOR  
 AREA 858 SQ.FT.  
 (79.7 SQ.M.)



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



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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