



17

POOLE ROAD
WIMBORNE, DORSET

5 Bedroom House with 5 En-suite Bathrooms - 2 Self Contained Annexe's
Living Room - Conservatory - Dining Room - Music Room - Double Garaging
Grade II Listed - Extensive Parking & Walled Garden

WIMBORNE'S GEORGIAN RESIDENCE

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

An exceptional 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, you will find classical volumes and elegant spaces within. With an exceptional location within the town centre and secluded plot the property also benefits from two self contained annexe buildings.

The property's elegant facade appears to be early 19 century but the roof pitch suggests a much older 18 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 and central round headed door case entrance door with fanlight. Externally the forecourt has iron spear railings with iron finials and stunning red brick garden wall.



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Drawing Room



Conservatory



Dining Room

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 with the residence principle bedroom, two guest bedrooms and 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.



Music Room / Office

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 Landing

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 Master Bedroom



Bedroom



Bedroom



Bedroom

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.

This 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, all laid to shingle.



The Conservatory



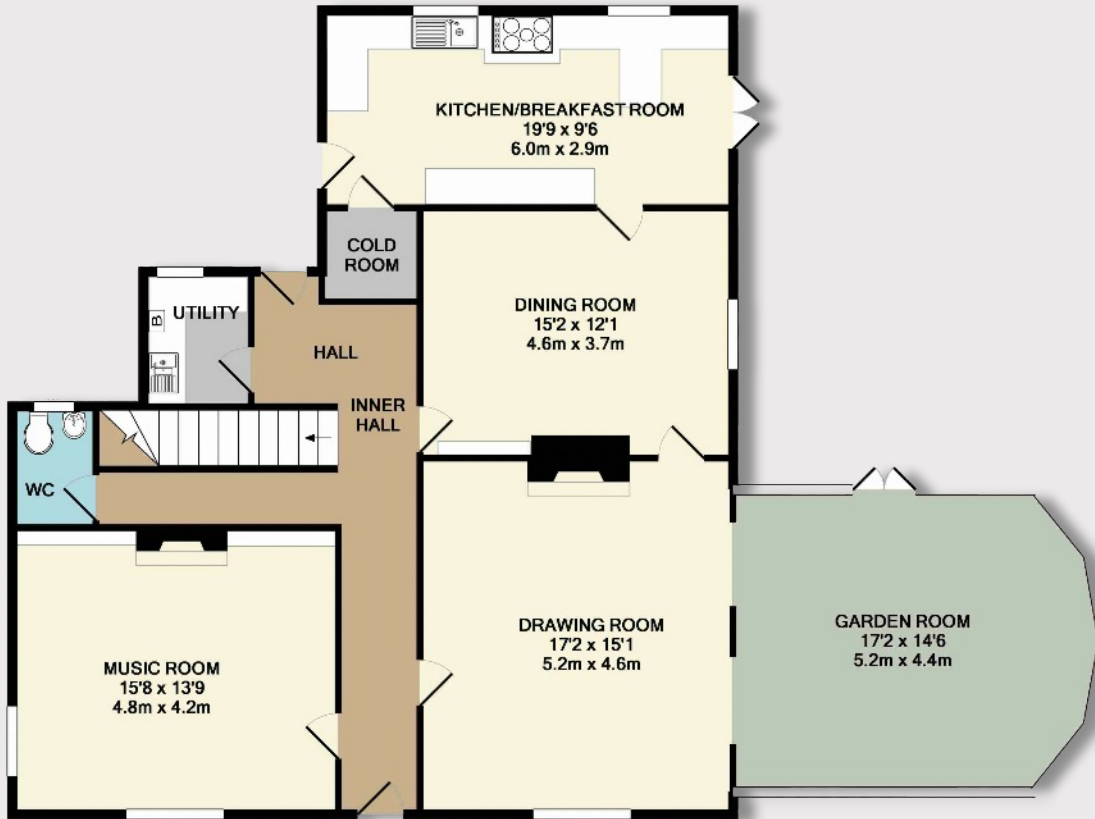
The House



The Garden



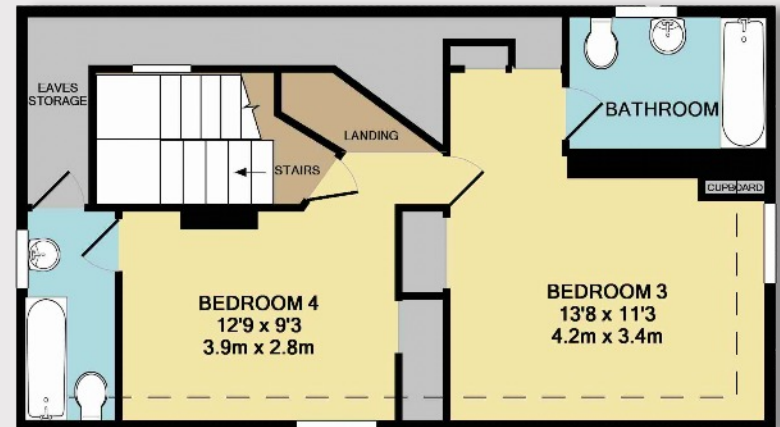
The Gate House



Ground Floor



First Floor



Second Floor

Queen Elizabeth School

The Minster

The Square

The Tivoli Theatre

Waitrose

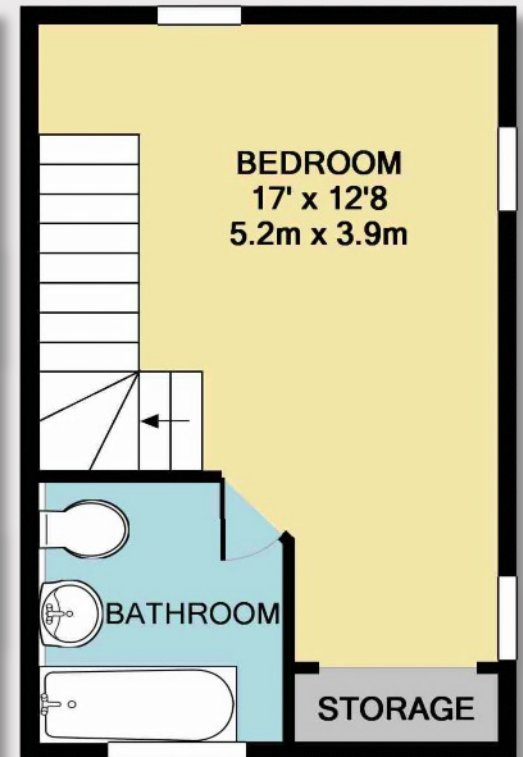
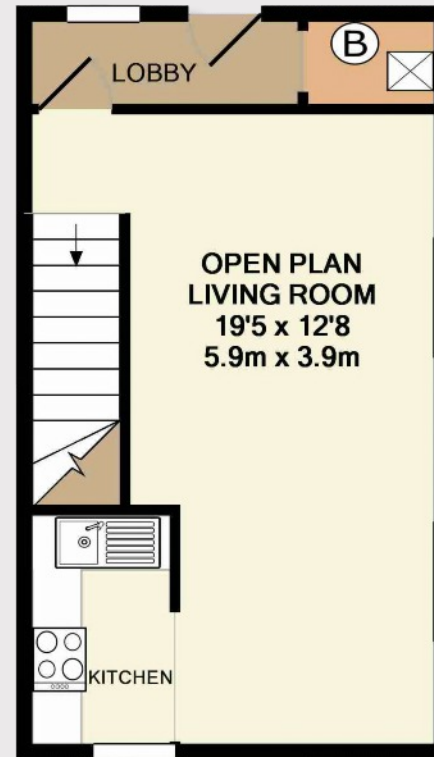
Doctors & Boots Pharmacy

Beechleas



The Gate House

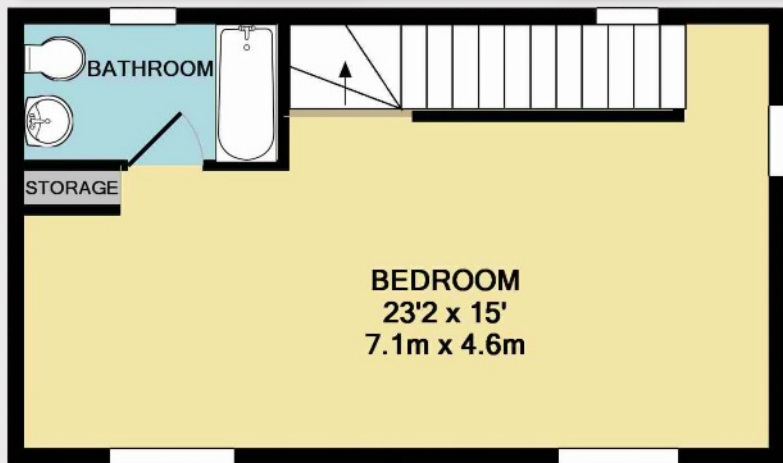
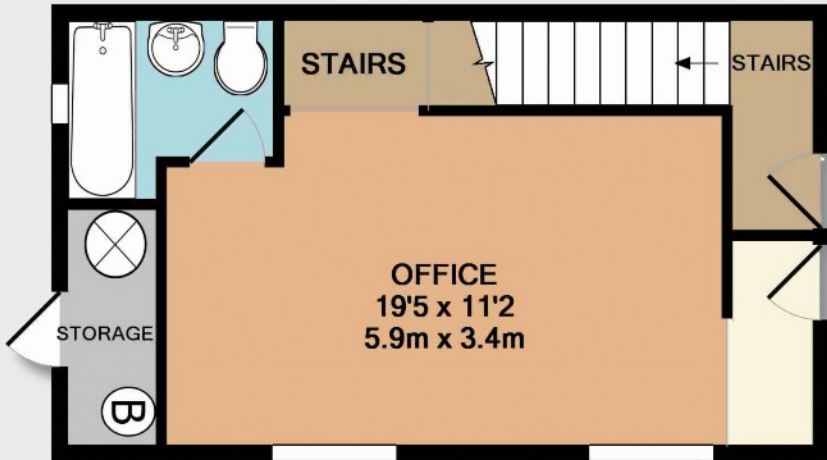
Substantial, electrically operated, wooden gates denote entry to a gravel courtyard suited to a multitude of vehicles and in turn a detached double garage. To the rear of the courtyard there is a secure access gate that denotes entry in to the public car park located on Poole Road.





The Lodge House

This substantial residence also enjoys two detached cottages within its boundary. One currently functioning as an office, and the other offering a cosy, self-contained, one bedroom home. Both are suited as ancillary accommodation to the main residence, or as possible letting units dependent upon the purchaser's requirements.





B3078 to Cranborne

Walford Mill Crafts

WEST BOROUGH

The Square



Waitrose



Tennis
Skateboard
Pétanque, and
playground

WEST BOROUGH

WALKERS WALK

HANHAM RD

EAST BOROUGH

WESTFIELD CLOSE

WEST STREET

CHURCH ST

HIGH STREET

MILL LANE

CROWN COURT

Taxi rank

THE SQUARE

Mill Lane Precinct

Amb Sta

Supermarket

Post Office

Priest's

ANDS HILL





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