



Christopher  
**Batten**

in association with

Winkworth

Kiln House, 8 Queens Copse Lane, Holtwood, Wimborne

Dorset, BH21 7EF

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A beautifully presented, modern 5 bedroom detached country house set in an exclusive development of 13 luxury homes in the heart of Holtwood, a small hamlet about 5 miles north of Wimborne Minster, and offered for sale with NO FORWARD CHAIN. Featuring 3 spacious reception rooms, 5 large first floor bedrooms, 3 bathrooms, double garaging, excellent paved parking and delightful gardens, this attractive home extends to about 2875ft<sup>2</sup>.

PRICE GUIDE:  
£1,000,000 FREEHOLD

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The house is traditionally built, with facing brick elevations (with timbered and rendered panels) and a hipped roof of small plain tiles. It is connected to mains electricity, water and drainage, and has oil fired heating (with a 2,500 litre bunded oil tank), cavity wall insulation, a water softener, UPVC double and triple glazing (fitted in 2018), high quality oak internal doors, a security alarm and 4 exterior CCTV cameras. The owners pay an annual management fee to Queens Copse Management Ltd, in which the owners of each property have a 1/13th share.

The abundantly stocked, landscaped gardens are a real feature, backing directly onto Queens Copse and featuring well maintained lawns, sandstone terracing and water features.

This sought after rural development comprises 11 detached houses and 2 bungalows built by Harry J Palmer (Broadstone) Ltd in 1996 on the site of a former quarry and brickworks, and is set back from the village road off a gravel lane about a mile from the village of Holt and half a mile from Gaunts Common. The close is tucked away from public view and backs directly on to Queens Copse, a large area of woodland and bridleways offering excellent walking and horse riding.

Holt has The Old Inn pub/restaurant, Gaunts Common has a First School, and there is a post office/shop about 3 miles away in Furzehill. Wimborne offers an excellent range of amenities, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, and the market town of Ringwood, are all within 30 minutes' drive. The wider area is well served by both state and independent schools.

An open-fronted entrance porch (with a quarry tiled floor) and timber double doors lead to a long reception hall with a feature limed oak floor, coat cupboard and under stairs cupboard. There is a cloakroom with glass vanity worktop, inset ceramic basin, 2 drawers beneath, concealed cistern WC, half tiled walls and tiled floor.

The spacious living room has a feature limestone fireplace with granite hearth and inset wood burning fire, and bifold doors to a sandstone terrace giving a superb view of Queens Copse. The dining room has a feature limed oak floor, and UPVC double glazed casement doors to the terrace and garden. There is also a dual aspect lounge overlooking the rear garden.



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The dual aspect kitchen/breakfast room overlooks the garden and features an excellent range of work surfaces and light oak units, concealed worktop lighting, Neff fan oven, built-in grill and ceramic hob, extractor unit, and integrated dishwasher, larder fridge and drawer freezer. There is a breakfast bar to seat 4 people, a ceramic tiled floor, a 12-bottle wine rack and shelves.

A door leads to a large, L-shaped rear lobby with coat hanging area and doors to the garage and outside. There is a utility room with stainless steel sink, work surfaces, cupboards, drawers, and space for white goods, and a second cloakroom with wash basin, concealed cistern WC, tiled floor and half tiled walls.

From the reception hall, an impressive staircase (with a feature full length window to the front) leads to a long first floor landing with walk-in cupboard housing the hot water cylinder.

Bedroom 1 is a spacious double room overlooking the rear garden and Queens Copse, with an archway to an en suite dressing room with mirrored wardrobes, and a fully tiled en suite wet room with double shower, wash basin set in a glass top, 2 drawers beneath, and concealed cistern WC.

Bedroom 2 is a large dual aspect bedroom with 3 built-in wardrobes, a view onto the garden and Queens Copse, and a fully tiled en suite bath/shower room with double-ended bath, shower cubicle, wash basin, cupboards under, and concealed cistern WC.

Bedroom 3 is the largest bedroom, presently used as a study/office, and has a triple aspect over the gardens and Queens Copse. Bedroom 4 is a spacious double with a rear aspect and 3 full height wardrobes, and bedroom 5 has a front aspect. There is a fully tiled family bathroom with double-ended bath tub, corner shower cubicle, vanity unit with glass top, wash basin, cupboards under, and concealed cistern WC.

A paved slipway leads through a 5-bar gate to an impressive clay paved driveway with space for numerous vehicles. There is an integral double garage with 2 insulated electric roller doors, 2 personal doors, lighting, power, a water softener, and a floor standing Grant oil boiler.

The front garden is private, being enclosed by close boarded fencing and hedges of conifer, beech and laurel, and has 2 well maintained lawns (with stone edgings.) There is a water feature, planted Purbeck stone walling a 2,500 litre bunded oil storage tank screened by fencing, and planting including cordyline, acers and grasses.







A feature arched wrought iron gate leads to the rear garden, on the way to which there is a log store and a climbing hydrangea. The rear garden is beautifully presented, and has a gently sloping lawn interspersed with a wealth of conifers, ferns and hydrangeas. There is a large Indian sandstone entertaining terrace, a stone feature with granite insets, 2 exterior water taps, exterior power sockets, raised beds with shrubs and cypress trees, a further sandstone terrace, and a wealth of planting including acers, ferns, grasses, honeysuckle, roses, bottlebrush, holly, twisted hazel, conifers and box hedges.

**DIRECTIONS:** From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into the village of Furzehill. Pass The Stocks Inn on the left hand side and take the second turning on the left to Gaunts Common. After 2.5 miles, passing Holt Football Club and St James First School, turn right at the crossroads, signposted to Holtwood. Continue past Holtwood Chapel on the left and then take the first unmade lane on the left hand side, leading into Queens Copse Lane.

**COUNCIL TAX:** Band G. **EPC RATING:** Band D











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