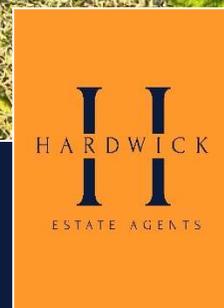




Southwood, 23 Northleigh Lane

Wimborne, Dorset, BH21 2PH



This exceptional home is set on an elevated, southerly facing plot of 0.33 acres offering beautifully appointed, spacious accommodation together with 4 car garaging and a self-contained annexe.

- Secluded position with far reaching views
- An impressive open plan living-dining area and kitchen
- Separate sitting room
- 5 bedrooms and 3 bathrooms in the main house
- Detached self-contained 1 bedroom annexe
- An outstanding outdoor terrace and balcony
- Gated driveway and 4 car garaging
- Secluded plot of 0.33 acres
- PV solar panels plus 5kw storage
- Gas fired central heating
- Highly desirable and sought after location

### **ASKING PRICE:**

£1,750,000 (Freehold)

### **EPC RATING:**

Band - C







An exceptionally impressive, detached residence offering expansive, beautifully presented accommodation, set within an elevated, southerly facing plot that enjoys far-reaching views across neighbouring fields and a high degree of privacy. Having been extensively improved and thoughtfully extended in recent years, the property now provides a superb level of versatility, ideal for modern family living.

The heart of the home is the striking open plan sitting/dining/kitchen space, featuring a vaulted ceiling and triple aspect windows that flood the room with natural light. Sliding patio doors open seamlessly onto a terrace and glazed balcony, perfectly positioned to take full advantage of the stunning outlook. The luxurious kitchen is comprehensively fitted with a range of base and eye level units, centred around a statement island, and incorporates a range of high-quality integrated appliances including an oven, microwave oven, plate warming drawer, induction hob, dishwasher and a Quooker hot tap.

A separate sitting room provides a cosy retreat, complete with a feature fire surround and wood burning stove, along with direct access to the side garden.

On the upper ground floor, the principal bedroom suite is particularly impressive, offering a range of fitted wardrobes, a dedicated dressing room, and an en-suite bathroom fitted with a contemporary four-piece suite. There are three further generous double bedrooms on this level, all benefitting from built-in wardrobes, alongside a stylish family bathroom, also featuring a modern four-piece suite. A well-appointed utility/laundry room provides additional storage and practicality.

The lower ground floor welcomes you via a reception hall with sliding patio doors opening onto the garden, creating a bright and inviting reception space. This level also accommodates a further double bedroom with fitted wardrobes and an en-suite, ideal for guests or multi-generational living.

Externally, the beautifully landscaped gardens are a true highlight. To the rear, a glazed southerly facing balcony and an expansive sun terrace with a covered outdoor dining area create an ideal space for entertaining and relaxation. The remainder of the garden is predominantly laid to lawn, bordered by mature trees and well-stocked planting, offering both privacy and seasonal interest.





All measurements are approximate and for display purposes only

A detached annexe/studio adds further flexibility, currently arranged to provide a living area, kitchenette, bedroom and shower room, making it ideal for guests or home working.

The property is approached via electric gates leading to a generous driveway providing ample parking for several vehicles. An integral double garage, complete with power and lighting, offers further potential for conversion (subject to the necessary consents), and is complemented by a useful adjoining store—ideal for bikes and outdoor equipment. In addition, there is a second garage with an attached carport and shed, as well as a further detached barn-style garage accessed via a secondary driveway and set of gates, perfectly suited for a campervan or caravan.

### Location

Situated in a highly desirable area on the fringes of Wimborne, the property combines a semi-rural setting with excellent accessibility. The nearby market town of Wimborne offers a charming range of independent shops, cafés, restaurants and amenities, along with well-regarded schooling options. The surrounding countryside provides an abundance of walking and cycling routes, while larger centres such as Bournemouth and Poole are within easy reach, offering mainline rail links and extensive leisure facilities.

### Additional Information

Council tax band – E  
Heating – mains gas  
Drainage - mains

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

T: 01202 094277 E: [info@hardwickea.co.uk](mailto:info@hardwickea.co.uk)

[www.hardwickea.co.uk](http://www.hardwickea.co.uk)