A MOST IMPRESSIVE MODERN COUNTRY HOUSE ENJOYING STUNNING PANORAMIC VIEWS, SET IN GARDENS AND GROUNDS OF ABOUT 20 ACRES

- Double height reception hall
- Cloakroom
- Drawing room
- Dining room
- Music room
- Open plan kitchen/ breakfast/ living room
- Utility room
- Family room
- Galleried landing
- Superb master suite of bedroom, balcony, dressing room and bathroom
- Guest suite of bedroom, balcony and bathroom
- Two further en suite bedrooms
- Bedroom 5
- Family bathroom
- Study/ bedroom 6
- Stable block with office and cloaks/ shower room
- Storage barn
- Hay barn
- Secluded gardens with Swimspa pool and Crown Pavilion
- Delightful grounds including paddocks, extending to about 20 acres

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SITUATION

Longview enjoys a superb elevated location, commanding stunning panoramic views across the beautiful countryside of the Cranborne Chase, an Area of Outstanding Natural Beauty. The house is situated on a quiet country lane just under 2 miles from Horton village and the Horton Inn public house, and about 5 miles from the popular market town of Wimborne Minster. Wimborne offers excellent amenities including Waitrose and Co-Operative supermarkets, many independent shops, cafes restaurants and bars, and the Tivoli theatre/ cinema. There are excellent schools in the wider area, including Canford, Dumpton, Bryanston and Clayesmore, together with Queen Elizabeth's in Wimborne. The holiday town of Bournemouth with its fine beaches is about 15 miles and Poole harbour for sailing and water sports is about 13 miles. The A31 which leads on to the M27/ M3 to London can be joined at Ashley Heath, and trains to London Waterloo run from Southampton Parkway, Bournemouth and Poole stations. The beautiful New Forest National Park, for riding, cycling and walking can be joined beyond Ringwood, and the Jurassic Coast, a UNESCO World Heritage Site starts at Studland Beach, a ferry ride from Sandbanks in Poole.
Longview is a most impressive modern country house, offering incredibly bright, spacious and beautifully appointed accommodation. The house has been the subject of considerable improvement in recent years and is presented in immaculate decorative order. The handsome elevations are in the New England style, with mainly red brickwork and panels of white weatherboarding under a clay tiled roof. The elevations are enhanced by extensive floor to ceiling glazing, a feature landing window at the front, and twin balconies and a large roof lantern at the rear.

Almost every room in the house, and in particular the sun balconies, enjoy breath-taking panoramic views across the open countryside of the Cranborne Chase.

The house offers excellent family accommodation arranged over just two floors. The room sizes are particularly generous and the flexible layout that could potentially provide a two storey annexe if required, subject to any necessary permissions being obtained. Internal inspection is essential to fully appreciate the many features of this exceptional property which include

- LPG fired central heating with underground storage tank
- Double glazed windows
- Beautifully fitted kitchen with Neff appliances and Corian worktops
- Luxuriously appointed bathrooms, shower rooms and cloakroom with high quality sanitary ware, wall and floor tiling
- Outdoor Swimspa pool providing the features of a hot tub, with the added benefit of a current to swim against
- Crown garden pavilion in teak with cedar shingle roof, upholstered seating and built in gas fired pizza oven
A handsome oversized front door with glazed side screens leads into the stunning double height reception hall which features a vaulted ceiling and a bridge with maple and glass balustrade over, the hall then opens into a large reception/dining area with a vast roof lantern and patio doors providing an incredible amount of natural light. Leading off are the triple aspect formal drawing room with contemporary gas fire and doors to the garden and the music room also with doors to the garden. On the east side of the house are the guest cloakroom and the open plan kitchen/dining/living space, perfect for modern family living. The kitchen is fitted with an extensive range of quality units in both gloss white and Zebrano finishes with Corian worktops, and integrated appliances by Neff including gas hob with extractor over, twin ovens, warming drawer, microwave oven, dishwasher, fridge and freezer. Patio doors give access to a covered dining loggia and to the garden at the side. Leading off is an excellent family room with full height glazing on two sides and doors to the entrance terrace, plus a utility/boiler room with fitted units space for washer and dryer and door to outside. The layout of this area and a secondary staircase from the family room to the study/bedroom 6 and bathroom, could lend itself to the creation of an annexe subject to any necessary permissions being obtained.

From the reception hall, a maple wood and glass staircase with feature landing window leads to the galleried landing with vaulted ceiling and roof lights, walk in storage room and additional cupboards. The superb master bedroom suite includes a south facing sun balcony, fully fitted dressing room and stylish contemporary en suite bathroom with travertine wall and floor tiling, oversize bath with waterfall tap, and a glass shower. The guest suite also features a balcony, built in furniture and a luxurious bathroom, and there are two further beautifully finished double bedrooms with built in wardrobes, and en suites. In addition there is a 5th bedroom with adjacent inner hall and family bathroom, plus a study which is also approached by a staircase from the family room.
OUTSIDE

Longview enjoys an impressive approach via an electrically operated iron gate and a sweeping palm tree lined driveway which leads to a parking and turning area at the front of the house. A welcoming entrance courtyard has been designed with twin water features and box hedging, and a decked walkway leads to the front door.

The park-like gardens that surround the house are laid to expansive lawns surrounded by laurel hedging, clipped to take advantage of the countryside views. There is an outdoor Swimspa Pool providing the features of a hot tub, with the benefit of a current to swim against, and an amazing Crown garden pavilion in teak with a cedar shingle roof, having upholstered seating and a built in gas fired pizza oven, perfect for summer entertaining.

The gardens and grounds extend in all to about 20 acres. There are two paddocks with post and rail fencing and water supply, the larger of which is currently split into two. A public footpath runs across one of the paddocks.

A separate drive leading off the main driveway, gives access to a large stable yard and hardstanding with outbuildings including a stable block with 4 loose boxes and two stores, plus an office with sink unit, shower/ cloakroom, and mezzanine area over, an open sided hay barn, and a storage barn with doors on two sides.
SERVICES
Mains water and electricity.
LPG fired central heating.
Private drainage.

Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

LOCAL AUTHORITY
Dorset Council
Allenview House, Hanham Road, Wimborne, BH21 1AG.
Tel: 01202 886201.

POST CODE
BH21 7HJ

ENERGY PERFORMANCE
A copy of the full Energy Performance Certificate is available upon request.

DIRECTIONS
From Wimborne travel north on the B3078 Cranborne Road and after approximately 5 miles turn right signposted to Chalbury. Follow this lane up the hill and after about 250m, the entrance to Longview can be found on the right hand side.

VIEWING
Strictly by appointment with Savills.

Important Notice
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LONGVIEW

Approximate Area = 623.9 sq m / 6716 sq ft (Excluding Void)
Outbuilding = 136.5 sq m / 1469 sq ft (Including Stable / Storage / Excluding Barns)
Barns = 467.9 sq m / 5036 sq ft
Total = 1228.3 sq m / 13221 sq ft
Including Limited Use Area (24.9 sq m / 268 sq ft)

For identification only. Not to scale.