



WARRENSIDE
WINTERBORNE ZELSTON, DORSET



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WINTERBORNE ZELSTON • BLANDFORD FORUM • DORSET • DT11 9EU

A DECEPTIVELY SPACIOUS MODERN BUNGALOW IN THIS POPULAR DORSET VILLAGE

ACCOMMODATION

Split level reception hall • Sitting room with fireplace and log burner • Dining room
Kitchen and breakfast room • Large conservatory • Utility room

Main bedroom suite with private terrace, dressing area and bathroom
Guest bedroom suite with shower room • Two further bedrooms • Family shower room

Driveway and parking • Double garage

Delightful mature gardens of about 0.625 acres



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SITUATION

Winterborne Zelston is a popular Dorset village on the banks of the picturesque Winterborne stream, with a pretty church, village hall and local pub, the Botany Bay Inne. The village is conveniently situated just off the A31 about 8 miles west of Wimborne Minster and about 9 miles south of Blandford Forum, both having excellent amenities, Wimborne having a Waitrose and Blandford an M&S Food store. Poole town centre with shopping, entertainment and recreational facilities is about 11 miles, and Poole Harbour and its renowned beaches about 14 miles. Trains run from Poole to London Waterloo and the A31 leads directly onto the M27/M3 to London. The area is well served by excellent independent schools including Castle Court, Canford, Dumpton, Claysmore and Bryanston. Great riding, walking and cycling can be enjoyed in The New Forest National Park, which can be joined at Ringwood, plus the Purbeck Hills and Jurassic Coast beyond Wareham.

DESCRIPTION

Warrenside is an attractively presented and surprisingly spacious modern bungalow in the heart of this popular Dorset village. It was built in 1989 and later extended and remodelled. The pleasing elevations are of mellow handmade brick under a plain tiled roof, with particular features including a modern fitted kitchen, fully tiled bath and shower rooms with power showers and underfloor heating, UPVC double glazed replacement windows, fascias and gutters, hardwood internal doors, oil fired central heating and an impressive conservatory overlooking the rear garden.

The bungalow offers flexible accommodation with generous room sizes, and a layout that could be arranged to suit a purchaser's needs. A covered entrance with double UPVC doors open into the split level hall, with airing cupboard and personal door to the garage. Glazed double doors lead into the bright sitting room with feature fireplace, log burner, and twin sets of patio doors leading

on to terraces at both the front and side. Double doors open into the separate dining room also having patio doors onto a covered side terrace. The well fitted kitchen includes a good range of units with granite tops, twin Neff ovens, microwave, and warming drawer, Neff 6-plate ceramic hob, extractor in canopy over, and integrated dishwasher, and opens into the breakfast room with space for table and chairs. The utility room has matching units and granite work surfaces with a sink unit and storage cupboards, one housing the oil fired boiler. From the breakfast room double doors lead to the impressive conservatory, with has three radiators for year round use, and two pairs of doors to the garden.

The superb main bedroom suite features a vaulted ceiling with Velux roof window, French doors to a covered loggia and a secluded central terrace, a dressing area, four double wardrobes and a shelved cupboard, and a fully tiled en suite bathroom with a double-ended spa bath, twin wash basins in a vanity unit, WC, bidet, and glazed





double shower cubicle with massaging jets. The guest bedroom has a bay window to the front, fitted wardrobes drawers, and a fully tiled en suite shower room with double shower. There are two further double bedrooms overlooking the rear garden, and sharing the fully tiled family shower room.

OUTSIDE

Warrenside is approached via a red tarmacadam driveway with brick entrance pillars and lanterns providing parking and turning areas and leading to the Integral Double Garage with twin electrically operated roller doors.

The front garden is lawned with conifer and beech hedging and a feature palm tree. The gardens extend around to one side where there is an attractive partly covered terrace, adjacent to the living rooms and kitchen, and perfect for outdoor entertaining. The delightful rear garden offers a high degree of seclusion with mature mixed hedgerows and post-and-rail fencing. There is a large lawn with a wide variety of specimen trees including eucalyptus, birch, fir and cedar, and many established shrubs. A large paved terrace wraps around the rear of the bungalow, with a further private deck and terrace outside the main bedroom. The rear garden is L shaped and includes a productive vegetable garden and compost area, log storage, and a large timber shed for garden machinery.

DIRECTIONS

From Wimborne, follow the A31 west towards Dorchester for about 7 miles, and just after the Worlds End pub, turn right into the village immediately opposite the Botany Bay Inne. At the bottom of the hill turn left, and proceed alongside the stream and past a small bridge on the right hand side. Warrenside can be found on the left after about 200m.

SERVICES

Mains water and electricity. Oil 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, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL. Tel : 01258 454111.

POSTCODE

DT11 9EU

ENERGY PERFORMANCE

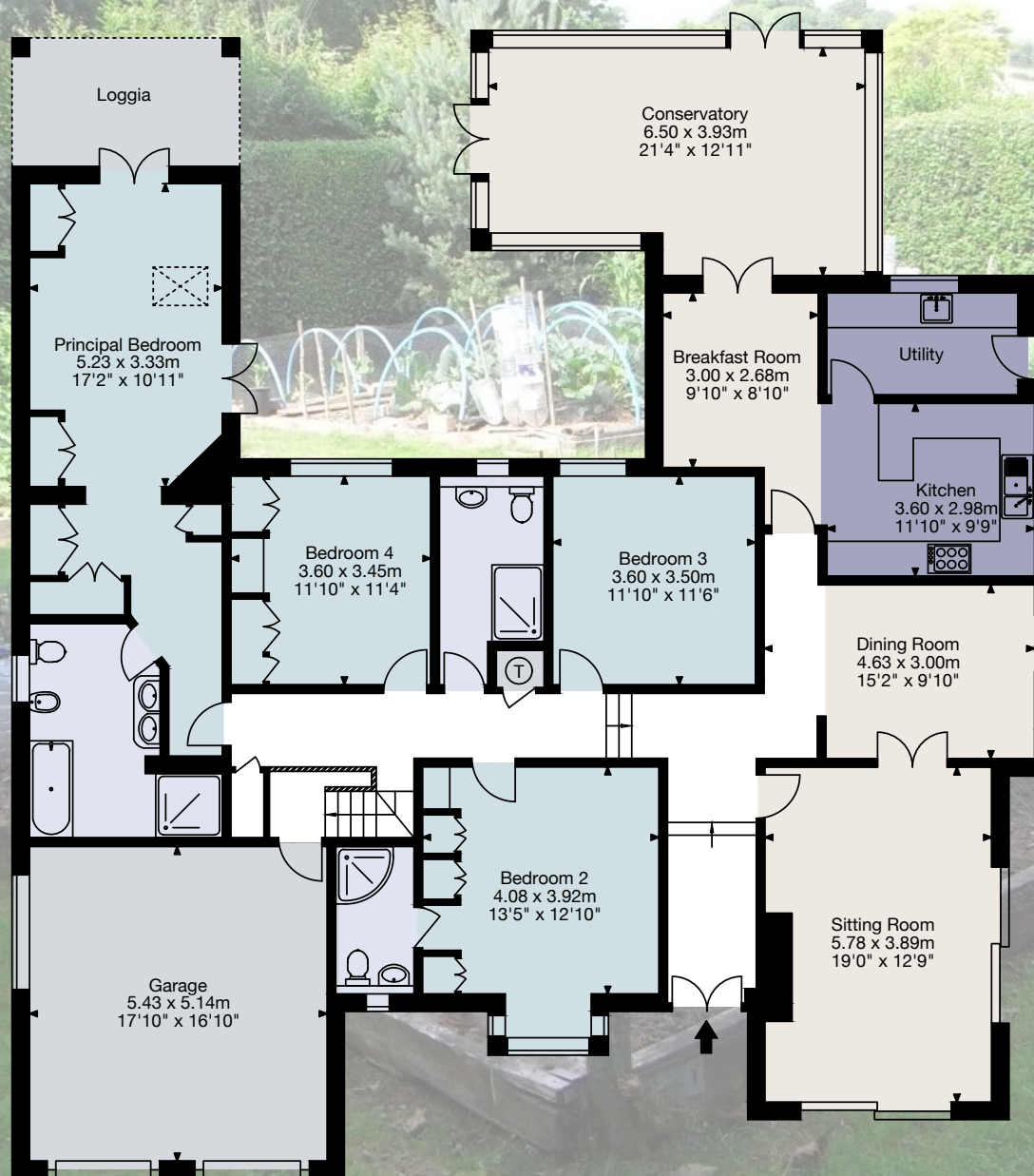
A copy of the full Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment with Savills.



**Warrenside, Winterborne Zelston,
Blandford Forum, Dorset DT11 9EU**
Gross Internal Area (Approx)
Main House 238 sq m / 2560 sq ft



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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92-100)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			60	60