

Luxury+Prestige

THE HAVEN

ARROWSMITH ROAD, WIMBORNE, DORSET, BH21 3BG

























TAKE A STEP INSIDE



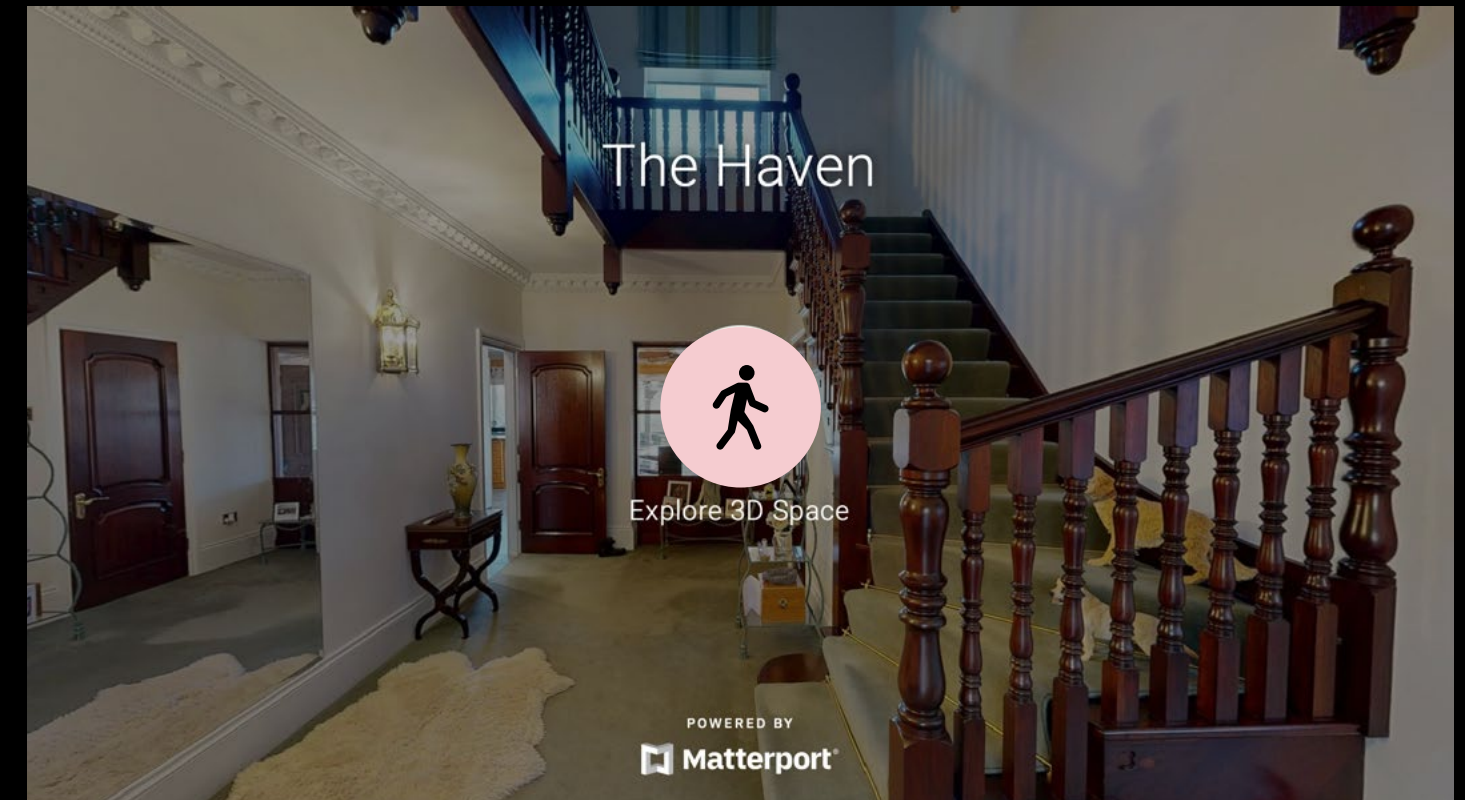
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™

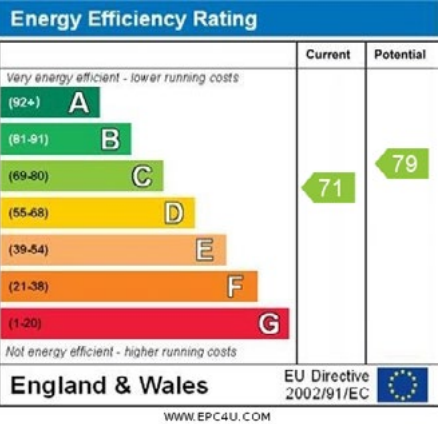
Floorplan

The Haven, Arrowsmith Road
Wimborne, BH21 3BG

GROSS INTERNAL AREA

House:	
Ground Floor:	2,281 sq. ft / 212 m ²
First Floor:	2,633 sq. ft / 244 m ²
Second Floor:	1,138 sq. ft / 106 m ²
Total:	6,052 sq. ft / 562 m ²
Garage:	1,576 sq. ft / 146 m ²
Overall Total:	7,628 sq. ft / 708 m ²
Garden Studio (not shown)**:	1,001 sq. ft / 93 m ²
Tractor/Animal Store (not shown)**:	1,396 sq. ft / 130 m ²

Sizes and dimensions are approximate, actual may vary.
** Believed to be but not measured by us.



Summary

The Haven is one of the largest and most important houses in Arrowsmith Road standing in magnificent grounds of just over 5.5 acres.

The main dwelling extends to just over 7,600 square feet and it was constructed to exacting standards with high quality features and materials evident throughout. In the main dwelling there are a total of five bedrooms and three / potentially four bathrooms although the very top floor of the main house could be used as a suite. On the ground floor there are three imposing receptions rooms in addition to the kitchen family room. All of the principal rooms benefit from views of the magnificent rolling grounds. In addition to the main accommodation in there is a "guest apartment" with a large sitting room, kitchen and bedroom although this is closed off or incorporated to the remaining house by simply closing or opening a door connecting to hallway on the first floor. The footprint of the house is essentially L shaped so in addition to casual parking there is a pretty courtyard area leading to the extensive garaging which could house up to as many as 8 cars, depending upon the size and how they are arranged. Beyond the house, there is a substantial outbuilding (not featured in our particulars) previously used as a garden office with a gas central heating system, lighting, water and connection to the house’s private drainage system. The grounds, which amount to just over 5.5 acres, extend all around the house and feature a magnificent 12-pond water garden with cascading waterfalls. An impressive terrace extends to 2 sides of the house, and has steps leading down to a large expanse of lawn interspersed with trees. At the lower level there is a substantial block built animal building/tractor store with a separate tack room.

Details

Guide Price:	£2,495,000		
Tenure:	Freehold		
Lease Length:	N/A		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£213,150**	
	Additional Home	£337,900**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band H		
	2024/2025	£4,295.50pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + Large and imposing
- + One of the principal dwellings in the road
- + Rolling lawns and grounds
- + 5.5 acre setting
- + Main building circa 7,600 square feet
- + 5 / 6 bedrooms
- + Could include a guest apartment
- + Garaging for up to 8 cars
- + Extensive outbuildings
- + Excellent location

Our team



Steve Isaacs
Director

07970 878106
steve@luxuryandprestige.com



David Chissell
Director

07795 835647
david@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Photographer

01202 007373
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Asia Roberston
Social Media Manager

01202 007373
asia@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
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