



The Old Dairy  
Throop Road | Bournemouth | Dorset | BH8 0DL



# THE OLD DAIRY



*This superb character home sits in grounds of approximately 1 acre enjoying stunning countryside views yet in close proximity of the seaside town of Bournemouth and the many amenities available. This spacious and beautifully presented residence provides an amazing work/life environment including four bedrooms, numerous reception rooms, home office and gym as well as delightful garden room all within a secure gated setting.*







# KEY FEATURES

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The property offers overall floorspace in excess of 3,500 sq.ft providing spacious and versatile family living. Accommodation is arranged over three floor levels and includes a number of reception rooms. The main entrance porch leads to the welcoming foyer and through access to the living room laid with aged limestone flooring and a woodburner set within an exposed brick fire surround, whilst the adjoining garden room enjoys delightful views of the grounds and River Stour meadows.

The kitchen is well equipped with a range of wooden base and wall units complemented by a full range of integrated appliances. The dual aspect dining hall has a vaulted ceiling and views to both front and rear. A few steps down lead to the spacious lounge which accommodates a feature logburner and glazed doors opening to the grounds. Laid throughout with quality wooden flooring this is a lovely entertaining space for family and friends.

A well proportioned double bedroom with adjoining ensuite bathroom is located on the upper ground floor, as well as a separate cloakroom.

































# KEY FEATURES

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There are three further double bedrooms located on the first floor – the master suite includes a stylishly appointed ensuite, a generous array of built-in storage and a balcony overlooking the grounds and delightful open meadow views beyond.

A notable feature is the large outhouse situated at the front of the property which has been re-modelled to create a superb triple office suite, including a gym, sauna, kitchenette and WC also offering great potential as additional accommodation, holiday let or Air BNB.























# KEY FEATURES

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Outside the electronically gated access leads through to the driveway with ample parking, a detached double garage, double carport and courtyard. The well maintained garden overlooks the river meadows. The grounds are fully fenced with gated access from the driveway and a charming breeze house nestles discreetly in an elevated position – ideal for quiet repose in this tranquil setting!













# INFORMATION

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## Out and about:

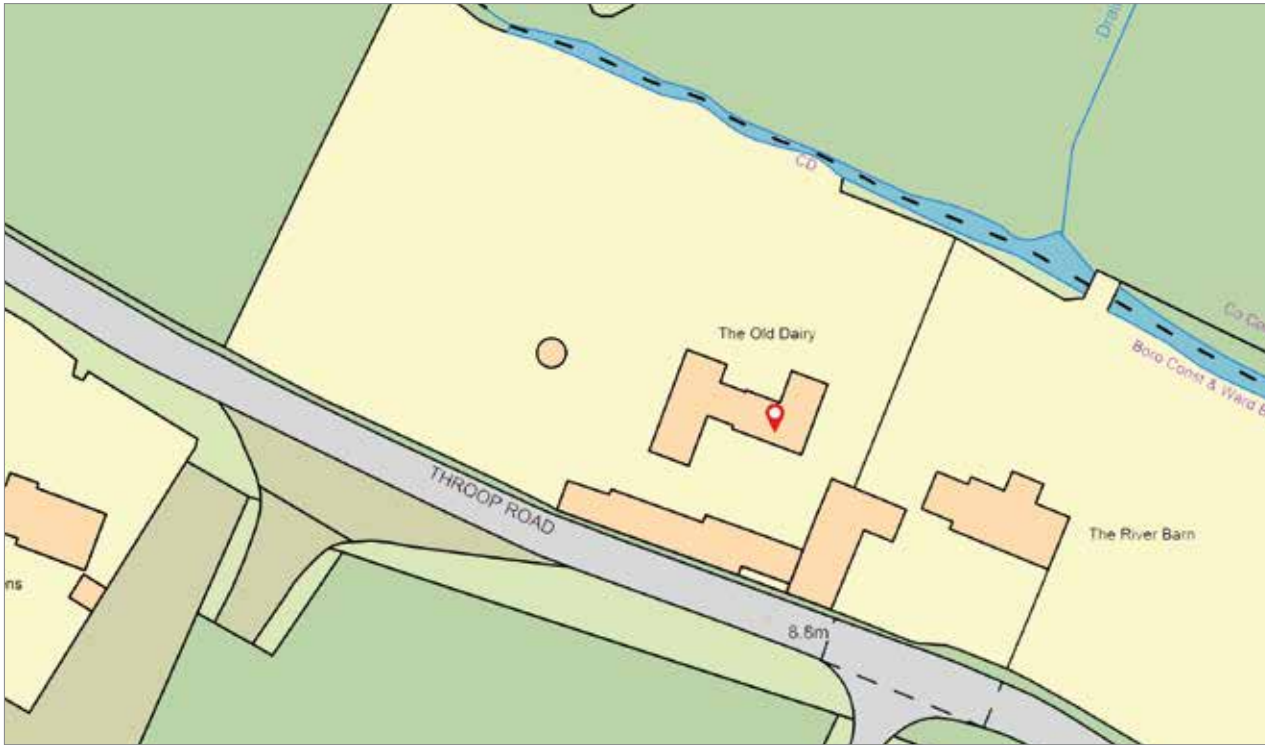
Throop Road is well placed for easy access to both local amenities and main transport links to the wider area with the A31/M27 linking with the M3 to London. The Bournemouth/Poole conurbation provides a wealth of retail outlets and entertainment centres, along with superb watersport facilities and the delights of Poole Harbour with its picturesque surroundings.

A good variety of well regarded state and public schools are available throughout the area, together with Bournemouth University nearby. The stunning south coast with its award winning beaches and World Heritage Jurassic coastline sit to the south, whilst inland the rolling Dorset hills and areas of outstanding natural beauty of Cranborne Chase leading onward to the Cathedral town of Salisbury are just a short drive away.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

Services: Mains Electric, Gas and Mains Drainage  
Cavity wall insulation recently installed with 25 year guarantee.

EPC: D  
Council Tax Band: G



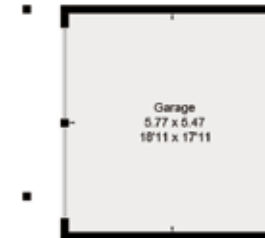


Approximate Floor Area = 199.1 sq m / 2143 sq ft (Excluding Void)  
 Garage = 31.3 sq m / 337 sq ft  
 Outbuilding = 95.0 sq m / 1022 sq ft  
 Total = 325.4 sq m / 3502 sq ft



**Outbuilding**  
 (Not Shown In Actual  
 Location / Orientation)

Carport



**Garage**  
 (Not Shown In Actual  
 Location / Orientation)



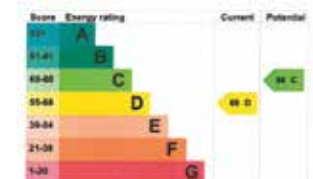
**Ground Floor**



**First Floor**



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63132









# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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