



Horton
Wimborne, Dorset, BH21 7HN

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FREEHOLD PRICE £585,000

A well proportioned 18th century, three double bedroom, two bathroom, three reception room, semi detached family home. Set on a half acre plot surrounded by countryside views including five outbuildings, vegetable plot, chicken run, and ample parking for several cars on a private, driveway with automated gates.

- Entrance hall with beam ceiling.
- Triple aspect kitchen/diner with a range of fitted units and complementary wooden worktops. Karndean flooring, Rangemaster gas cooker, Belfast sink, space for dishwasher and American style fridge freezer.
- Large square shaped sitting room with wood burning stove set in a 'floor to ceiling' brick fireplace and double-glazed door opening onto the garden.
- Snug / Play room / Bed 4 with mezzanine floor and countryside views.
- Separate pantry and laundry rooms with sink and space for washing machine, tumble dryer, under counter fridge and freezer and lots of storage.
- Cloakroom with PIR light, wash hand basin, WC and under stairs storage.
- Dual aspect activity/therapy study room or office with double glazed French doors opening onto the decking overlooking a large field.
- Good size landing with large storage cupboard.
- Three double bedrooms all with space for free standing wardrobes. Main bedroom with en-suite bathroom with bath, pedestal wash hand basin and WC.
- Family bathroom with 'p' shaped bath and shower over, pedestal wash hand basin and WC • UPVC double glazed windows, LPG central heating, and Fibre To The Premises (FTTP) broadband which offers speeds up to 1000 Mbs.
- Rear garden with five outbuildings, a chicken coop and driveway offering ample parking.

Horton is a popular village just 15 minutes/ 7 miles drive to Wimborne town centre and four miles from Cranborne. Wimborne offers an array of shops, restaurants and leisure facilities as well as numerous churches of various denominations, excellent schooling in both the state and independent sector and a variety of public houses.

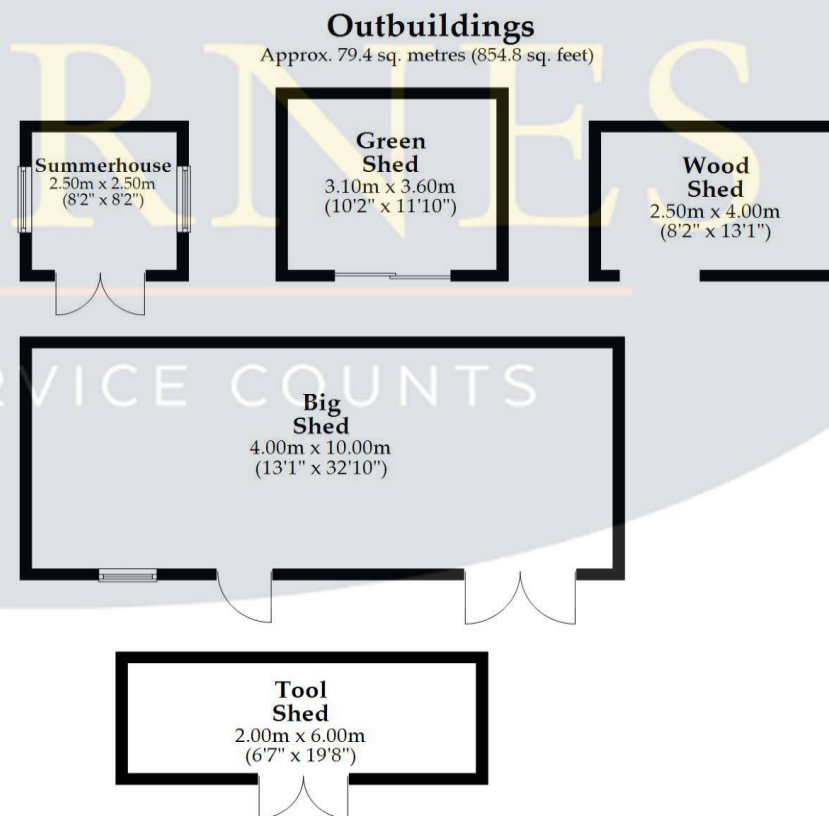
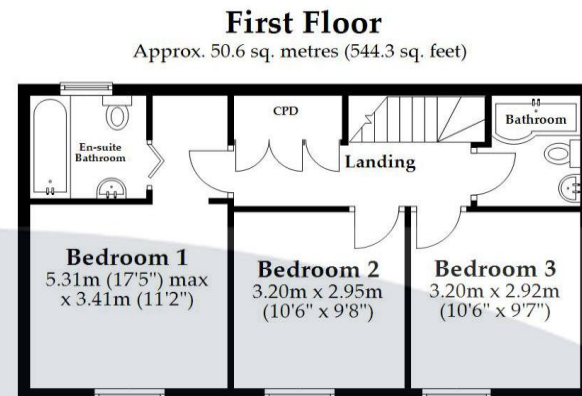
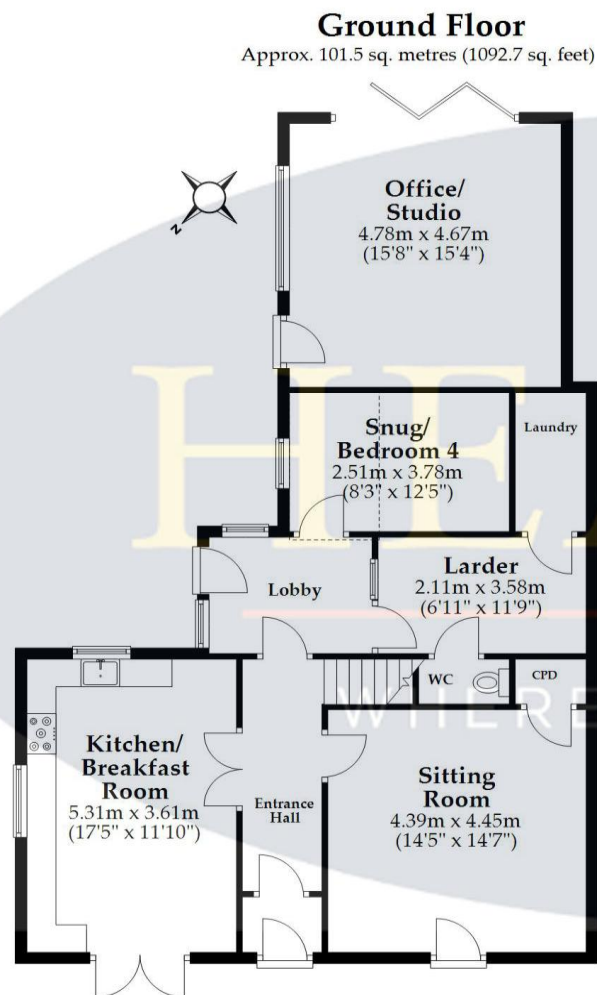
COUNCIL TAX BAND: E EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Total area: approx. 231.5 sq. metres (2491.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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