



Hope Lodge, Horton Heath, Horton, Wimborne.

This superb five bedroom family home boast an abundance of space, with charm and character features. With a one bed room barn conversion annex. A large double garage. two monarch stables and a tack room, a sand arena all set in 4.09 acres.

Guide Price
£1,400,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Hope Lodge, Horton Heath Horton, Wimborne BH21 7JS

- An outstanding family and equine home plus annex
- With a total of 5 bedrooms and 4 reception rooms, an impressive home
 - 1 bed annex with income potential or ideal for multigenerational use
 - 2 x Monarch stables with tack room
 - Beautiful wrap around mature formal gardens
- Paddocks with post and rail fencing and a field shelter
 - Sand arena for equestrian use, together with land
 - Large double garage and ample off road parking
 - Land totalling 4.09 acres

Viewing strictly by appointment
Symonds & Sampson
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Nestled in the picturesque village of Horton Heath, this stunning five-bedroom house is a dream family home. Boasting four reception rooms and three bathrooms, this property offers ample space for comfortable living.

What sets this home apart is its unique features - an annex, stables, and expansive land spanning 4.09 acres. Perfect for multi-generational living, the property also includes equine facilities, stables, and a large sand arena, making it ideal for horse lovers.

Situated in a sought-after semi-rural location, this home offers the best of both worlds - tranquillity and convenience. Just a short distance from Wimborne centre, you can enjoy the peace of the countryside while having amenities within easy reach.

The property's stunning formal gardens add to its charm, providing a serene outdoor space for relaxation and entertainment. Inside, the house exudes elegance and warmth, making it a truly exceptional family home.

If you're looking for a property that offers space, comfort, and a touch of luxury in a widely admired location, this house in Horton Heath is the perfect choice.

Internally

This wonderful home is beautifully presented and decorated throughout. The property has a wonderful feel with large, bright and airy rooms. There is superior craftsmanship and an elegance to this property together with a fantastic eye for detail.

Each of the reception rooms are extremely well proportioned and there is the additional benefit of the garden room/conservatory. The kitchen is large with a wide range of storage coupled with a boot/utility room. The solid oak staircase is a real feature of the home and leads to the large galleried landing with a beautiful atrium allowing light to flood this area. All bedrooms are doubles with a wide selection of bathrooms.

In all, this home has wonderful space and an air of luxury.

Externally

The property enjoys a beautiful and well stocked formal garden with a wide variety of colour throughout all seasons. The gardens offer a tranquil and peaceful setting. The gardens are wrap-around and could offer swimming

facilities or a tennis court. The current home has a sand arena as well as stables, a detached annex for income or multi-generational living as well as a double garage/workshop. The paddocks are well maintained with good fencing and in total the home offers 4.09 acres.

Services and agents notes

Private drainage

Council tax band - G

EPC Rating -

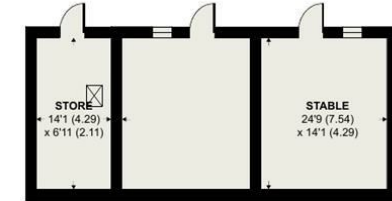
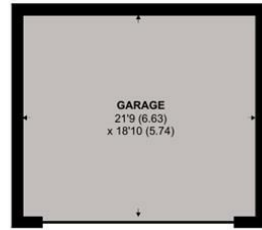
Oil heating, underfloor heating on the ground floor

Standard and superfast broadband available - Limited mobile phone signal

Horton Heath, Horton, Wimborne

Approximate Area = 2483 sq ft / 230.7 sq m
 Outbuilding = 465 sq ft / 43.2 sq m
 Annexe = 730 sq ft / 67.8 sq m
 Garage = 411 sq ft / 38.2 sq m
 Total = 4089 sq ft / 379.9 sq m

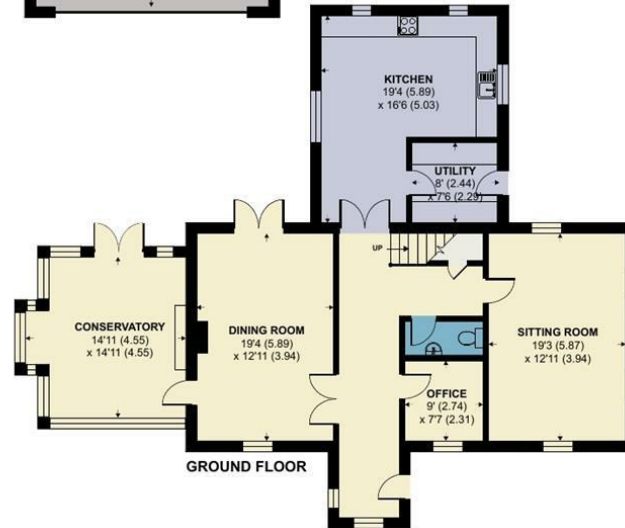
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OUTBUILDING



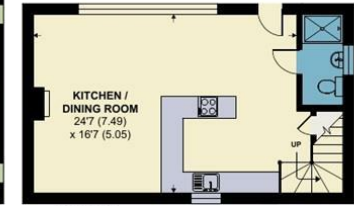
ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



ANNEXE GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1119423



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