



Symonds
& Sampson

The Chicken Shed

Jubilee Hill, Woodlands, Wimborne,

The Chicken

Shed

Jubilee Hill
Woodlands
Wimborne
BH21 8LY



- A stunning barn conversion completed to exacting standards
- Beautifully presented in a semi rural location with a lovely outlook
 - Ample parking, a carport, plus a separate annex
- Ideal home and income or multi-generational living
- A true escape to the country with an acre of private garden
- Only a short distance to amenities, shops and lovely walks
 - Close to popular villages and wonderful riding

Guide Price £875,000
Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk



THE PROPERTY

A stunning barn conversion which was completed in 2017/2018 by the current owner and has been finished to an incredibly high standard. The barn is nestled in a semi rural location boasting wonderful privacy with a tranquil and serene feel. The gardens and grounds extend to just under 1 acre with a high degree of seclusion.

ACCOMMODATION

Having three large double bedrooms with the principal room boasting en-suite facilities finished to exacting standards. The Barn has a vaulted ceiling throughout giving a sense of grandeur and space. A large reception room has an open feel with the incredible kitchen/family room. This entire area is wonderful for entertaining. Within the property is a family bathroom, a further shower room and separate W/C facilities, a carport and a garage/store/tack room.

OUTSIDE

The home sits in grounds of 0.909 of an acre surrounded by mature specimen trees and enjoying peace, tranquillity and seclusion. The property also has a studio annex with a bed/sitting room a kitchenette area and a shower room. This is ideal for holiday lets or an extended family (stpp) There is parking for numerous vehicles, boats and caravans as well as a carport and a garage.

SITUATION

Nestled in Woodlands, betwixt Wimborne and Verwood, with easy access to bridle paths, bridle ways, shopping and larger towns, Villages and communities. The home has a shared driveway with its neighbour.

DIRECTIONS

What 3 Words /// resolves.towns.aliens

SERVICES

LPG gas
Underfloor heating (wet system)
Private drainage

MATERIAL INFORMATION

Council tax band - F
EPC rating - D
Superfast broadband - Some limited mobile reception



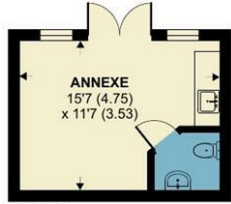
Jubilee Hill, Woodlands, Wimborne

Approximate Area = 2135 sq ft / 198.3 sq m (excludes carport)

Annexe = 183 sq ft / 17 sq m

Total = 2318 sq ft / 215.3 sq m

For identification only - Not to scale



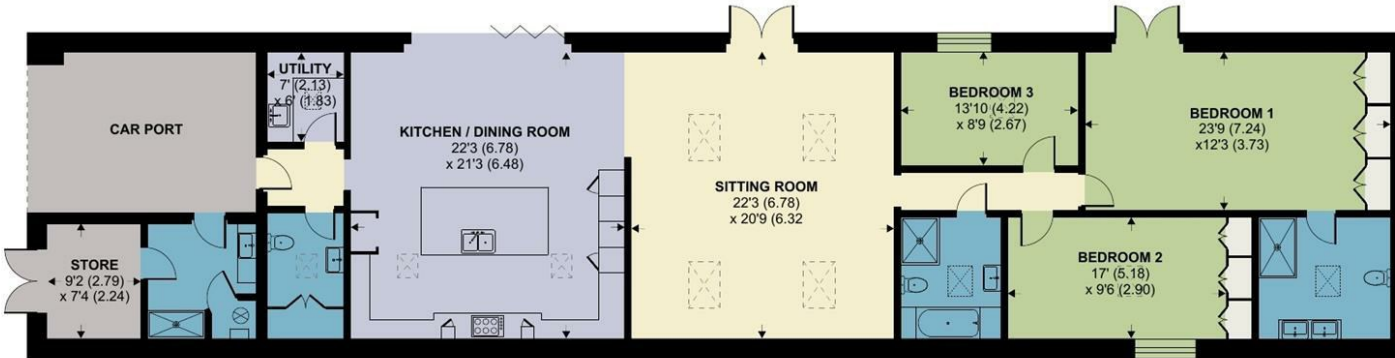
ANNEXE



Out Door Dining Area (unmeasured)



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	56	64
	EU Directive 2002/91/EC	



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1180396



WIM/NW/SEP24



01202 843190

wimborne@symondsandsampson.co.uk
Symonds & Sampson, 5 West Street,
Wimborne, Dorset BH21 1JN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT