

# Pee Wee Lodge

Horton Heath, Horton, Dorset.



# Pee Wee Lodge

Horton Heath

Horton

BH21 7JR



- Delightful detached 2 double bedroomed bungalow in a popular village location
  - Offered with no chain and requiring complete modernisation
- Large driveway with off road parking for several vehicles plus a garage
  - Planning granted for generous extensions - (P/HOU/2023/05835)
- Popular village location within reach of lovely countryside walks

Guide Price £350,000

Freehold

Wimborne Sales

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## THE PROPERTY

A two double bedroomed detached bungalow offered with no forward chain and requiring complete modernisation. The home has a nice sized garden as well as being situated in a popular village location. Viewing is highly recommended.

## ACCOMMODATION

Entrance hallway, Sitting room, Kitchen with a separate utility room, family bathroom, two double bedrooms, ample parking, garden, a detached garage.

## OUTSIDE

A large driveway provides off road parking for numerous vehicles. The drive in turn leads to the detached garage. With the current passed planning extensions and remodelling, the garage could be connected therefore increasing the size of the home (STPP). The garden is mainly laid to lawn with some dense tree, shrub and hedge borders to the front.

## SITUATION

Horton Heath is an extremely popular village location offering wonderful walks, shops, a pub and easy access to larger towns and cities. The property itself is on the main road leading to Wimborne and Verwood.

## DIRECTIONS

What three words /// snow.pylons.snowstorm

## SERVICES

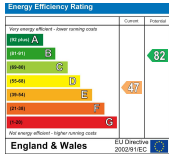
Septic Tank  
Oil Heating (disconnected)  
Council Tax Band - E  
EPC Rating - E  
Broadband - Mobile telephone reception

## MATERIAL INFORMATION

A planning application has been granted to extend the bungalow. The proposal can be found by the planning number.. P/HOU/2023/05835







# Pee Wee Cottage, Horton Heath, Horton, Wimborne

Approximate Area = 833 sq ft / 77.4 sq m

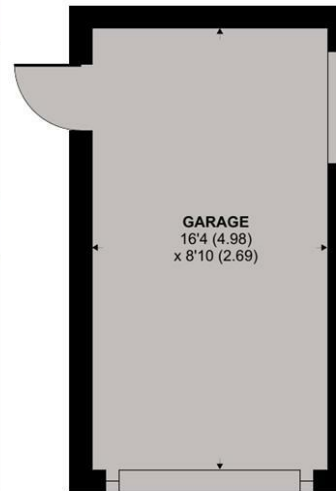
Garage = 144 sq ft / 13.4 sq m

Total = 977 sq ft / 90.6 sq m

For identification only - Not to scale



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1230559



WIM/NW/JAN25



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