



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 £850,000
Freehold

Wimborne Sales
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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



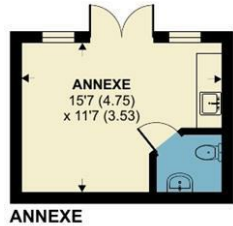
Jubilee Hill, Woodlands, Wimborne

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

Annexe= 183 sq ft / 17 sq m

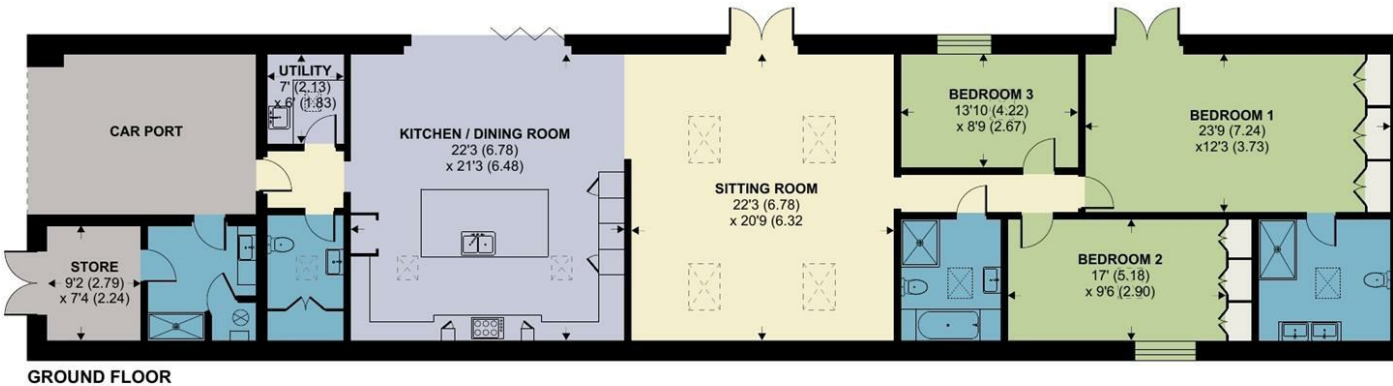
Total = 2318 sq ft / 215.3 sq m

For identification only - Not to scale



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	

56 64



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



WIM/NW/SEP24



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