

Symonds  
& Sampson



# Hampreston

Wimborne, Dorset.



# Hampreston Lodge

Hampreston,  
Wimborne  
Dorset  
BH21 7LX



- An elegant home with equine facilities, land and a detached annexe
- Situated in a small hamlet, offering peace and tranquility
  - Excellent home and income, or multi-generational possibilities
  - Spacious accommodation, four double bedrooms, principle suite
  - Four reception rooms, three bath/shower rooms, galleried landing
  - Workshop, summer house, double carport, long sweeping drive
- 4.405 acres, paddocks, stables & menage

Guide Price £1,450,000

Freehold

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## THE PROPERTY

A truly stunning and elegant detached family home set in a beautiful hamlet with an annexe and equine facilities. This family property consists of four reception rooms, including a conservatory. On the first floor is a master suite with dressing facilities and ensuite, a second double bedroom with en-suite facilities and two further double bedrooms, being serviced by a family bath room with separate shower, this home has it all.

In all the home enjoys five bedrooms (one being in the annexe) and stunning facilities for a wide variety of uses.

This striking home is not only nestled in a beautiful quiet Hamlet, it enjoys a host of wonderful amenities. With a separate detached annexe, stunning grounds and formal gardens. In all the estate measures 4.405 acres, encompassing a menage, five stables, two loose boxes, a tack room, a summer house with small kitchenette area, a double open carport with attic storage, and a long sweeping driveway.

This wonderful home is ideal for growing families with a passion for the outdoors. The annexe would suit teenagers, relatives, guests, or as a wonderful home and income or for multi-generational requirements. The gardens and grounds are ideal for equestrian use, however, they could also offer a multitude of options such as a tennis court, swimming pool or for recreational use such as grow your own. Hampreston Lodge enjoys complete seclusion and privacy set at the end of a long sweeping driveway with ample parking. A range of stables, a large yard with external lighting and power makes it ideal for equine use.

A rare gem offering sublime accommodation within a short drive of major towns and cities all whilst having excellent connections to Wimborne, Ferndown, Poole and Bournemouth.







## ACCOMMODATION

An open storm porch, leads into a large parquet floored reception hall with a stunning return staircase and galleried landing. Also on the ground floor is a formal sitting/family room with attractive stone fireplace housing a woodburning stove, a conservatory, study/dining room with open fireplace and wooden mantel surround, utility/garden room, and ground floor w/c. The stairs rise to the galleried landing, giving access to four double bedrooms, the principle having en-suite and dressing facilities. Bedroom two benefits from an en-suite, and finally there is a family bath/shower room which serves bedroom three and four.

The detached annexe consists of an entrance hall, shower room, bedroom/study, and open-plan kitchen/dining/sitting room.



## OUTSIDE

The home is approached via a long sweeping drive which is walled on either side. Currently there are no electronic security gates, however, there is the opportunity to add these for further peace of mind. The driveway in turn leads to the front of the home and the detached open carport plus the annex. The drive could accommodate 20+ vehicles, boats, caravans or trailers for horses. An ornate open storm porch greets you at the front door.

The gardens to the front are laid to lawn with a large attractive summer house/home office and a quaint bridge all enclosed by mature hedging, shrubs and tree boundaries.

To the left hand side of the home is a the large brick built

workshop, possibly a former garage, coupled with five stables and a tack room. There is a hardstanding yard, ideal for horses which in turn leads to the menage and paddock area of the land which expands to 4.405 acres.

Directly abutting the rear of the home is a well placed and elegant patio area with a lovely pergola offering seasonal shade. The formal garden is enclosed on all sides and is walled, giving excellent security and privacy. Quaint gates lead to the paddocks and land and eventually lead to the loose boxes and further tack room.

In all the garden is bursting with seasonal colour and awash with sunshine whilst retaining total privacy in a tranquil setting.





## SITUATION

Hampreston is a small hamlet with a handful of homes, a church and a primary school. This hamlet is situated on a no through road, and is therefore extremely quiet.

Being nestled betwixt Wimborne, Poole and Ferndown, makes this location extremely sought after, as the surrounding towns are plentiful,, with an abundance of shops and amenities, including all supermarkets, and within a short drive. The Bournemouth airport is local to West

Parley which offers hundreds of flights and new destinations each year, whilst the train stations in Poole and Bournemouth offer a direct service to London Waterloo and Weymouth, every half an hour.

## DIRECTIONS

What three words ///brimmed.regard.striving

## SERVICES

Private drainage  
Gas central heating

EPC Rating - D  
Council Tax Rating - F

## MATERIAL IFORMATION

Ultrafast Broadband speeds available  
Mobile phone reception likely on several providers

# Hampreston, Wimborne

Approximate Area = 2424 sq ft / 225.2 sq m (excludes carport)

Annexe = 444 sq ft / 41.2 sq m

Summer House / Stables / Shed = 999 sq ft / 92.8 sq m

Total = 3867 sq ft / 359.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1272327



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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	



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