



## Swallows Rest, Horton, Wimborne,

A lovely detached village home, which benefits from modern and contemporary living and far reaching countryside views and deceptively spacious accommodation.

Guide Price  
**£600,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Swallows Rest, Horton, Wimborne, BH21 7JA

- A lovely detached family home with stunning views
- Three bedrooms, two reception rooms two bathrooms
- Open garden to the rear giving splendid countryside views
  - Off road parking for several vehicles
  - A quiet, quaint and peaceful village location
  - Very spacious with areas to convert if desired
- Could be altered into a four bedroom home (stpp)
  - Master suite with dual aspect views
  - Large front garden

Viewing strictly by appointment  
Symonds & Sampson  
01202 843190





A superbly finished family home positioned in the quiet Dorset village of Horton offering far reaching views of the surrounding countryside to the rear.

This property has been finished to a high standard to include 'Everest' leaded light double glazing. Beautiful oak doors with contemporary chrome door hardware. Further benefits include high quality modern bathrooms and cloakroom. The kitchen boasts fitted appliances and outside are private gardens to the rear and ample parking.

This detached village house was completed in 2007 and comprises an attractive family house with elevations of rustic clay brick work under a plain clay tiled roof.

The house affords well proportioned accommodation with large sitting room and kitchen and three double bedrooms and two bathrooms. The property is located in the village of Horton which is surrounded by fine open countryside. Wimborne centre is approximately 6 miles

#### Internally

As you enter from the front, a large sized entrance porch, ideal for a boot room or coat room this leads to the dining hall. This particular area is spacious with the stairs rising to the first floor landing. The kitchen is modern and well equipped with an peninsula and space for a table as well as having French doors which open out into the garden.

The main sitting room is large with wide doors to the rear garden as well as having a wood burning fire. The views offered from both the kitchen and the sitting room are far reaching across open farmland.

On the first floor are three double bedrooms. The main bedroom offers the opportunity of separating it to become two due to its size, therefore allowing a fourth bedroom if required, it also has en-suite facilities. There is a family bathroom which serves bedrooms two and three.

#### Externally

The front has a shared pedestrian path leading to the

private front gardens which are primarily laid to lawn with the front boundary being sited via mature beech hedge. Railway sleepers retaining an area of bark chippings with pathway to the entrance porch, which is an ideal small boot room.

Shared vehicle access leading to private parking for approximately two to three vehicles which in turn leads to the rear gardens. The rear gardens are primarily laid to lawn and retained via timber railway sleepers with a sloping paved path leading to a sun terrace which can be accessed by doors from the lounge/dining room and kitchen/breakfast room. Further access can be gained via pathway to the front of the property.

#### Services

Private drainage (septic tank)  
 Oil central heating  
 Council Tax Band - E - EPC rating - C  
 According to ofcom the broadband is standard (25mbs) and the mobile signal is on Vodafone internally, all other

providers externally.  
Current vendors have BT/EE broadband.

**Directions**  
From Wimborne follow the B3078 Cranborne Road and after approximately 5.5 miles turn right towards Horton at the Horton Inn. Upon entering the village the house is on the left marked with a For Sale board.

## Swallows Rest, Horton, Wimborne

Approximate Area = 1388 sq ft / 128.9 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		70	80
(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 (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1092848



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