Symonds & Sampson



Horton

Wimborne, Dorset, BH21 7HL

Matterley Drove Farm

Kings Lane
Horton
Wimborne
BH21 7HL

4 3 3

- A wonderful opportunity set in 9.62 acres of pasture and grazing land
- Subject to an Agricultural Occupancy Condition (Ag-Tti)
- Four bedrooms, triple garage, ample parking, triple-glazing
- A chalk floor barn with a holding pen and a machinery barn
- Wonderful far reaching countryside views with no near neighbours & balcony
- No chain and vacant possession
- Buyers must meet the (AOC) criteria.

Guide Price £600,000

Freehold

Wimborne Sales
01202 843190
wimborne@symondsandsampson.co.uk







AN INTRODUCTION
A wonderful opportunity to acquire a 9.62-acre smallholding set in a lovely location with far-reaching countryside views. The property is subject to an Agricultural Occupancy Condition (Ag-ti) and therefore buyers must meet the criteria. The home is offered with vacant possession and no forward chain, with a range of outbuildings ideal for grazing cattle and livestock.

ACCOMMODATION
Offering beautiful far-reaching countryside views, this four-bedroom detached home with a balcony requires some updating but has superb potential. The home is fitted with triple-glazed windows and has room to expand (subject to the required planning consents); there is a triple garage and ample parking.

OUTSIDE
Set in a peaceful location with open countryside views and a tranquil setting, this property offers a unique position. The land is well bounded by stock fencing and offers 9.62 acres of grazing. There is a large wooden cattle barn with a chalk floor, with access from both sides. A holding pen for sheep is also on site. A triple garage and a further machinery barn complete the four-bedroom home.

SITUATION
Set in its own grounds, this home has no near neighbours and lovely countryside views. The property is set between Wimborne and Cranborne. The two largest towns are Wimborne and Verwood, both offering an array of shopping facilities, eateries, coffee shops and public houses.

DIRECTIONS
What three words ///pitching.pricing.unlimited

SERVICES
Private drainage. Electric heating (ideal location for solar, ground or air source heat pumps). Mains water
EPC Rating - D
Council Tax Band - E

MATERIAL INFORMATION
The property is subject to an Agricultural Occupancy Condition (Ag-ti) and therefore buyers must meet the criteria. Broadband and mobile phone signal and speed can be found on the ofcom website.







Matterley Drove Farm, Horton, Wimborne

Denotes restricted head height

Approximate Area = 1653 sq ft / 153.5 sq m
Limited Use Area(s) = 20 sq ft / 1.8 sq m
Garage= 674 sq ft / 62.6 sq m
Outbuildings = 5084 sq ft / 472.3 sq m
Total = 7431 sq ft / 690.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1543225





WIM/NW/OCT26

RICS Regulated by RICS
naea | propertymark PROTECTED
www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW1

01202 843190

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

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.