



FOR SALE

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Wimborne, Dorset, BH21 3AR

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## FREEHOLD PRICE: Offers in excess of £500,000

Hidden at the end of a long private driveway off Magna Road, Moortown Farm sits within this prestigious, highly attractive 19th-century courtyard offering over 2,000 sq ft of accommodation, including four double bedrooms, two reception rooms and three bathrooms.

- Entrance hallway with quarter turn staircase and timber flooring, accessed via a covered walkway
- Cloakroom including wash hand basin set into a vanity unit and WC
- Generous size twin aspect sitting room with feature fireplace, timber flooring and French doors opening onto patio, ideal for alfresco dining . A passenger lift has been fitted providing access to the guest bedroom
- Dining room with a range of fitted furniture
- Kitchen finished in a range of cream units with complementary wooden worktops, induction hob, eye level ovens, integrated dishwasher and central island
- Four bedrooms: two with en suite shower rooms and the main bedroom including a range of fitted wardrobes
- En suite to the main bedroom includes a free-standing bath, separate shower cubicle, wash hand basin and WC
- En suite shower room to the second bedroom includes a separate shower cubicle, wash hand basin and WC
- The family bathroom includes a separate shower cubicle, wash hand basin and WC
- Outside: low maintenance landscaped rear garden, ideal for entertaining. Garage in block
- Converted in the 1990s
- Original Age: 19<sup>th</sup> Century Lord Wimborne Estate
- Sewage: Private – Collectively managed by the houses on the development
- Heating: Mains gas boiler (2013)
- Broadband: BT
- Management fee: Moortown Farm has a management company set up between the residents which covers the communal areas and private sewage plant. The charge for 2025 was £745.51

Moortown Farm is a peaceful semi-rural setting reached by a long private driveway off Magna Road, giving the feel of countryside seclusion. Wimborne Minster is approximately three miles away offering cafes, restaurants and the Tivoli Theatre/cinema. The coastal hubs of Poole and Bournemouth, each roughly seven miles away, supply extensive shopping, culture, beaches and watersports. Bournemouth Airport is also within easy reach (approximately seven miles). Scenic walks and cycle routes radiate from the surrounding lanes, making the house a superb base for active lifestyles.

**COUNCIL TAX BAND:** E

**EPC RATING:** C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

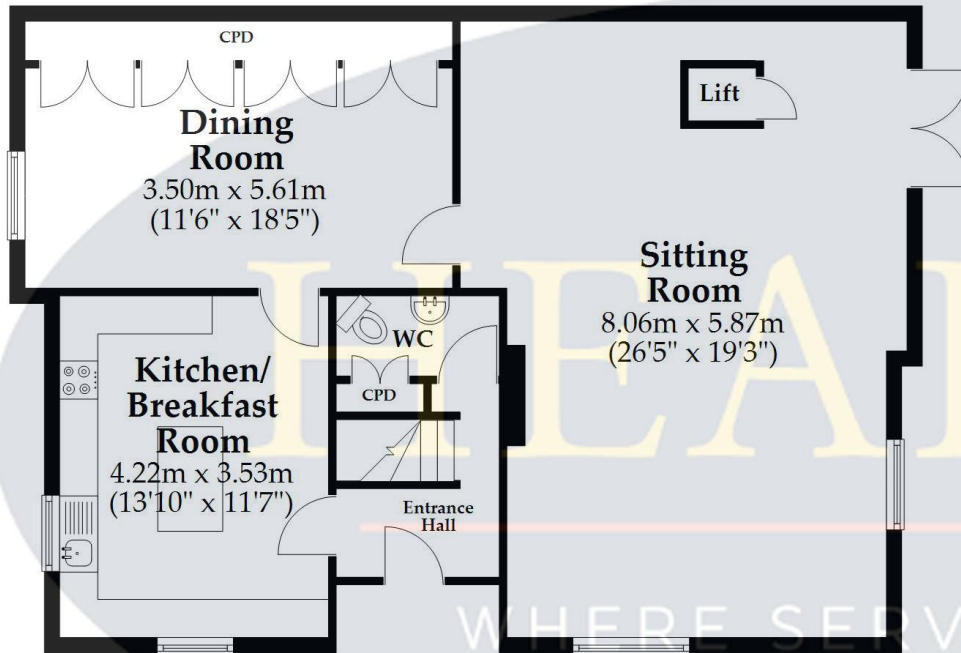




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

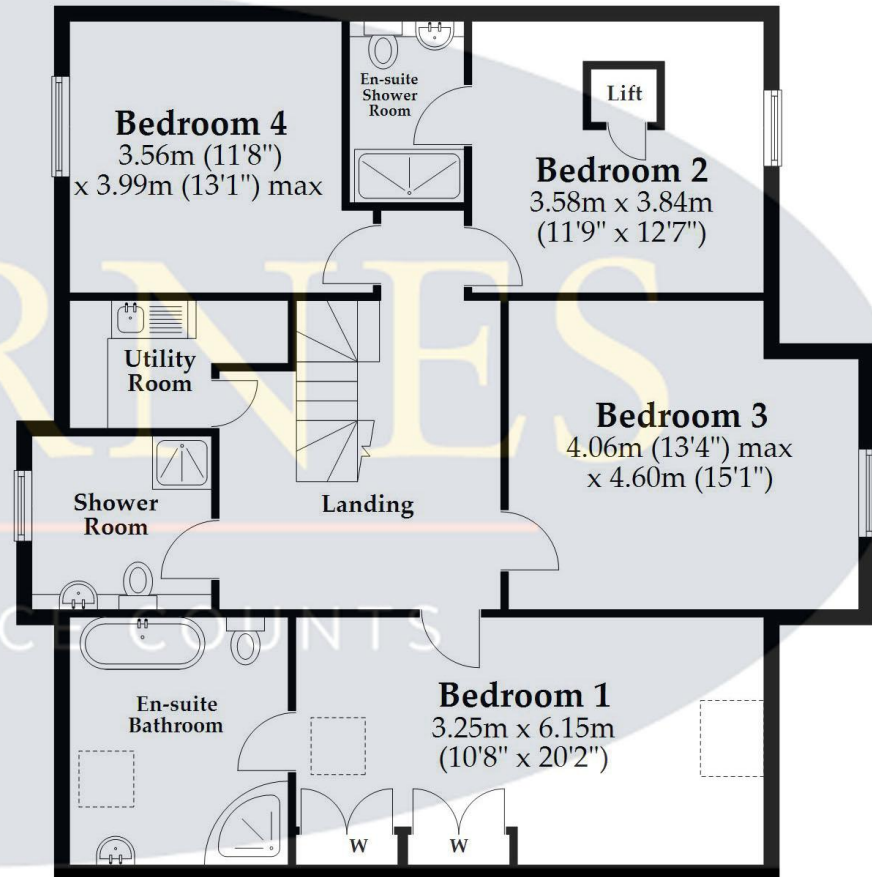
## Ground Floor

Approx. 89.2 sq. metres (960.4 sq. feet)



## First Floor

Approx. 106.3 sq. metres (1143.8 sq. feet)



Total area: approx. 195.5 sq. metres (2104.3 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







# HEARNES

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