



Horton
Wimborne, Dorset, BH21 7JA

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FREEHOLD PRICE GUIDE: £750,000 - £775,000

An immaculately presented Architect-designed Eco-friendly detached family home, offering four bedrooms, two reception room and three bathrooms with ample off-road parking. The property is situated in a village location within a conservation area, sitting in landscaped grounds with views of Horton Tower.

The accommodation includes a stunning kitchen/dining/family room with bi-fold doors to rear garden, separate utility room, cloakroom, and impressive sitting room with French doors to front patio. All bedrooms have fitted bedroom furniture and are set over two floors with luxury fitted bathrooms/shower rooms. The house is served by electric under floor heating except to second floor with Air Source heat pump installed in February 2023 with five year warranty.

Externally, a brick paviour driveway gives ample off-road parking and an EV charger. The gardens are landscaped having an abundance of flower and shrub borders with summerhouse and artificial grass lawn enclosed by brick walling and high hedging.

- Approximately 2,202 sq ft
- Stunning kitchen/dining/family room with fully fitted Bosch appliances including induction hob with central extractor fan, double oven, Combi oven/microwave, coffee machine, fridge freezer, dishwasher and separate drinks fridge, Quooker tap, space for large table and chairs and sofas with bifold doors leading to terrace patio and garden
- Impressive sitting room with French doors to patio garden.
- Electric blinds throughout the ground floor
- Master bedroom with walk in wardrobe and luxury fitted shower room, Juliet balcony with stunning views overlooking the garden
- All bedrooms with fitted bedroom furniture
- Superb luxury fitted bathroom and en suite shower rooms
- Electric underfloor heating except to second floor with Air Source heat pump installed in February 2024 – 5 year warranty
- Beautiful, landscaped gardens enclosed by high hedging and brick walling giving a private setting ideal for al fresco dining with external garden lighting system
- Paved terrace patio with superb fully insulated summer house / office with power, heating and bi-fold doors

Horton is a sought after rural location, just 3.5 miles from Wimborne town centre. Wimborne offers an array of shops, restaurants and leisure facilities as well as numerous churches of various denominations, excellent schooling in both the state and independent sector and a variety of public houses.

COUNCIL TAX BAND: E EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.







LJT SURVEYING Total area: approx. 204.6 sq. metres (2202.3 sq. feet)

Note: Measurements were scaled from design plans may not exactly represent the finished room sizes.

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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