

An aerial photograph of a residential property in Hinton Martell, Wimborne, Dorset. The property is a two-story house with a brown tiled roof and a red star is placed on the roof to highlight it. The house is surrounded by a green lawn and trees. In the background, there are large, open fields and a blue sky with scattered clouds. The Hearnes logo is in the top right corner.

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**Hinton Martell
Wimborne, Dorset, BH21 7HG**

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FREEHOLD PRICE: £450,000

A deceptively spacious extended three bedroom, two reception room semi-detached house set in beautiful countryside approximately six miles from Wimborne with 150 ft rear garden and two out-buildings with power and light, rear vehicle access. NO FORWARD CHAIN.

- Entrance hall with stairs to first floor landing
- Sitting room with wood burning stove, under stairs storage and bay window with countryside views
- Dining room with picture window
- Ground floor bathroom with bath, pedestal wash hand basin, WC and heated towel rail
- Kitchen finished in a range of matt cream units with complementary worktops, freestanding dishwasher and washing machine, space for fridge freezer, electric cooker with ceramic hob and chimney style extractor hood
- Three bedrooms all with countryside views with the main bedroom offering a recently fitted shower
- Cloakroom with wash hand basin and WC
- A further loft room can be accessed via a loft ladder also with countryside views
- 150 ft rear garden with two out-buildings
- Parking for five cars with access at the rear of the garden. There is also a Copse with a bench overlooking rolling countryside with some amazing sunset views

Hinton Martell is a delightful, picturesque village nestling between the villages of Witchampton and Gaunts Common. This delightful property enjoys rural views and is within 6 miles of the delightful market town of Wimborne. There is an excellent choice of schools both in the state and private sectors, the well reputed Castle Court and Dumpton private schools being close by and the local state schools include Allenborn Middle, St Michaels Middle and QE Upper which are very well regarded.

COUNCIL TAX BAND: E EPC RATING: C

AGENTS NOTE: 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.

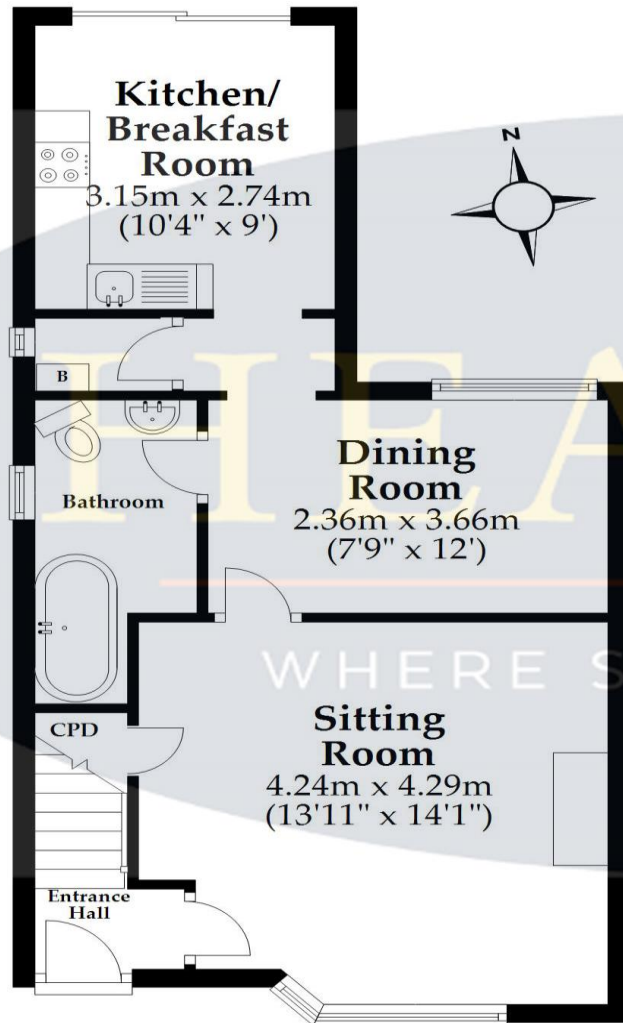




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

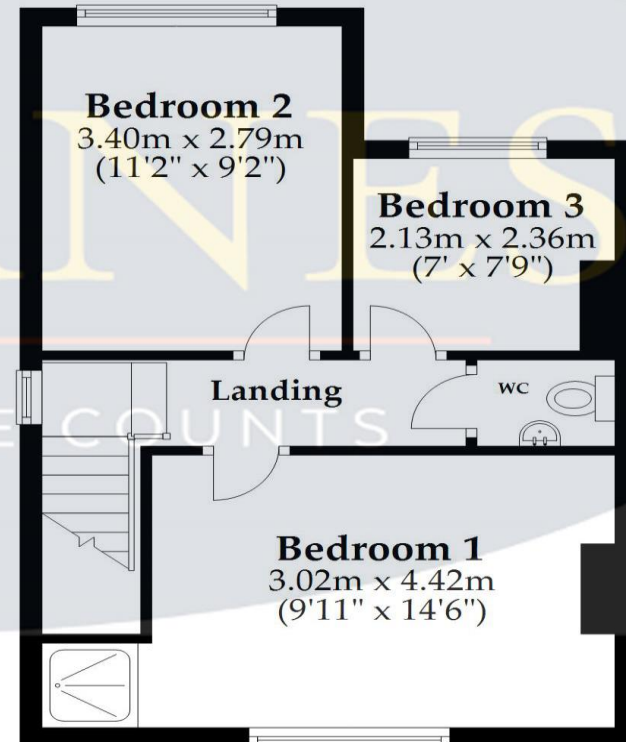
Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 sq. feet)

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



LJT SURVEYING



Welcome to Hinton Martell



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