



Horton, Wimborne, BH21 7JL

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FREEHOLD PRICE GUIDE: £650,000

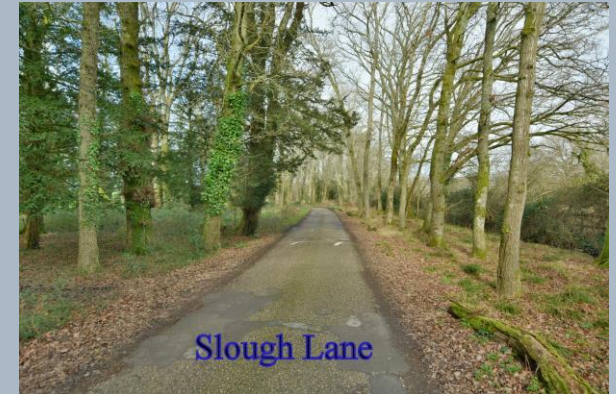
A well proportioned three double bedroom, three reception room detached bungalow with two large workshops set on a third of an acre in a rural location. First time to the market since 1987.

- Generous size entrance hall with two storage cupboards
- Kitchen with range of oak fronted units and complementary worktops, space for cooker and fridge
- Separate utility room with plumbing for washing machine and a range of base units with worktop and sink
- Sunroom with views over the garden and stable door to the side garden
- Twin aspect sitting room with double glazed sliding doors opening onto sun terrace
- Separate dining room also with twin aspect and sliding doors opening onto the side of the sun terrace
- Three double bedrooms all with fitted wardrobes
- Large family bathroom with bath, separate shower cubicle, pedestal wash hand basin, WC and bidet
- Outside; Garden is laid to lawn with two large workshops, both with power and light backing on to grazing fields
- The property is of Scandinavian timber frame construction built to a high standard by Guildway Construction using Scandinavian engineered timber built on a reinforced concrete plinth

Horton is a rural village approximately 5 miles from Wimborne which is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: F EPC RATING: F

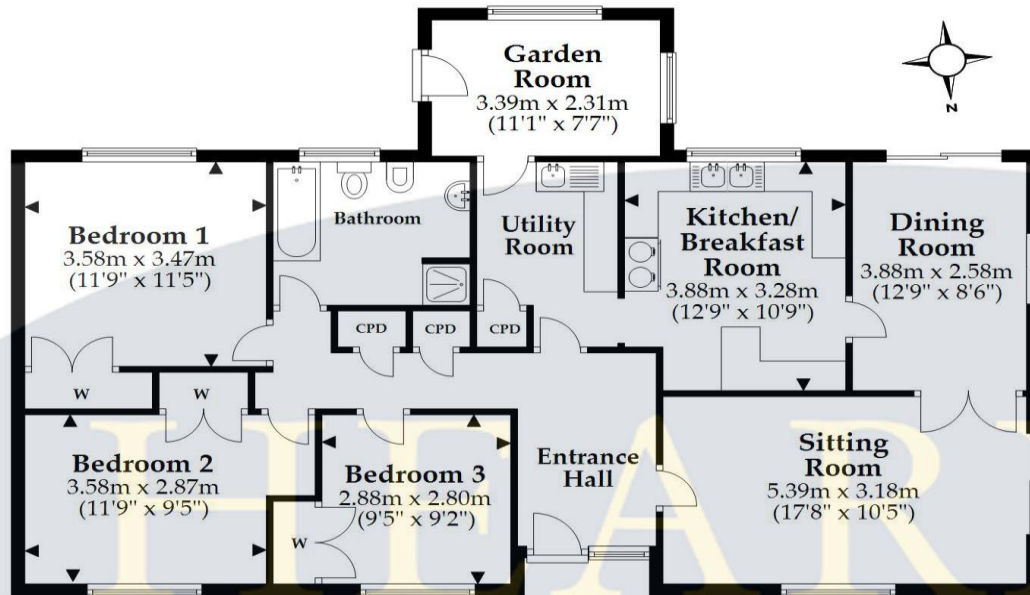
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





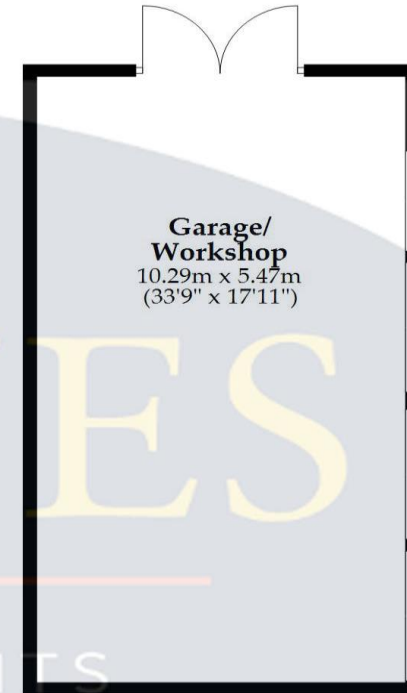
Ground Floor

Approx. 113.1 sq. metres (1217.4 sq. feet)



Outbuilding

Approx. 56.3 sq. metres (605.9 sq. feet)



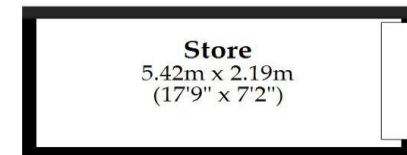
Outbuilding

Approx. 52.0 sq. metres (559.7 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (127.8 sq. feet)



Total area: approx. 233.3 sq. metres (2510.7 sq. feet)

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





Large workshop
600sq feet



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