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HINTON MARTELL

WIMBORNE, BH21 7HE

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £1,175,000

This charming Grade II Listed thatched cottage is located in the heart of the pretty village of Hinton Martell, just a short drive from Wimborne town. The property is set back from the road in grounds of approximately 0.5 acre and has a gated driveway entrance with ample parking for a number of vehicles.

The property itself offers spacious and versatile accommodation and is beautifully presented throughout with a wealth of character features including mellow wooden flooring, exposed timbers and feature fireplaces. A notable feature is the generously sized, triple aspect kitchen/dining/family room which is fitted with a bespoke handmade kitchen with Rangemaster cooker with extractor and integrated fridge, freezer and dishwasher. The inglenook fireplace has a wood burning stove and bread oven and double opening doors give access to the large and private rear garden. In the living room there is an exposed brick open fireplace and some character feature timbers to further enhance this delightful home. From the living room, double opening doors give access to a garden/playroom which in turn has double doors opening to the rear garden. There is also a rear lobby with door leading to a second kitchen with adjoining shower room and lounge with stairs rising to a good size games room/bedroom - ideal annexe or home business potential.

From the welcoming main entrance reception, stairs rise to the first floor and three double bedrooms. The master has views to front and rear and has the benefit of a dressing room and ensuite shower room, with a family bathroom serving bedrooms two and three.

Outside, the extensive grounds are neatly maintained. To the front of the property, the main driveway entrance is gated and there is ample parking for a number of vehicles on the courtyard frontage. The attached double garage has ledged and braced double doors along with power and light. Mainly grassed with mature specimen trees and established borders, the boundaries are fenced with mixed hedging. Towards the rear of the plot there is an open air pool with decked surround and close board fencing providing privacy.

The property has mains electricity and water, private drainage and oil fired central heating.



Council Tax Band:

The charming Minster town of Wimborne is nestled between the Cranborne Chase Area of Outstanding Natural Beauty to the North, The New Forest National Park to the East and the famous World Heritage Jurassic coastline to the South.

The town itself offers an eclectic mix of shops, cafes, restaurants and bars together with a variety of independent retail outlets. The Tivoli theatre offers theatre, concert and cinema entertainment and a Waitrose store is nearby.

Poole and Bournemouth train stations offer a regular main line train service to London (Waterloo). Bournemouth and Southampton airports both offer flights to a range of domestic and foreign destinations. Cross channel ferries sail from Poole and Portsmouth.

From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services.

There are a number of well-regarded private and state schools in the area including Queen Elizabeth's and Dumpton School, Canford, Bryanston and Clayesmore. Public leisure facilities are available at Queen Elizabeth's Leisure Centre. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

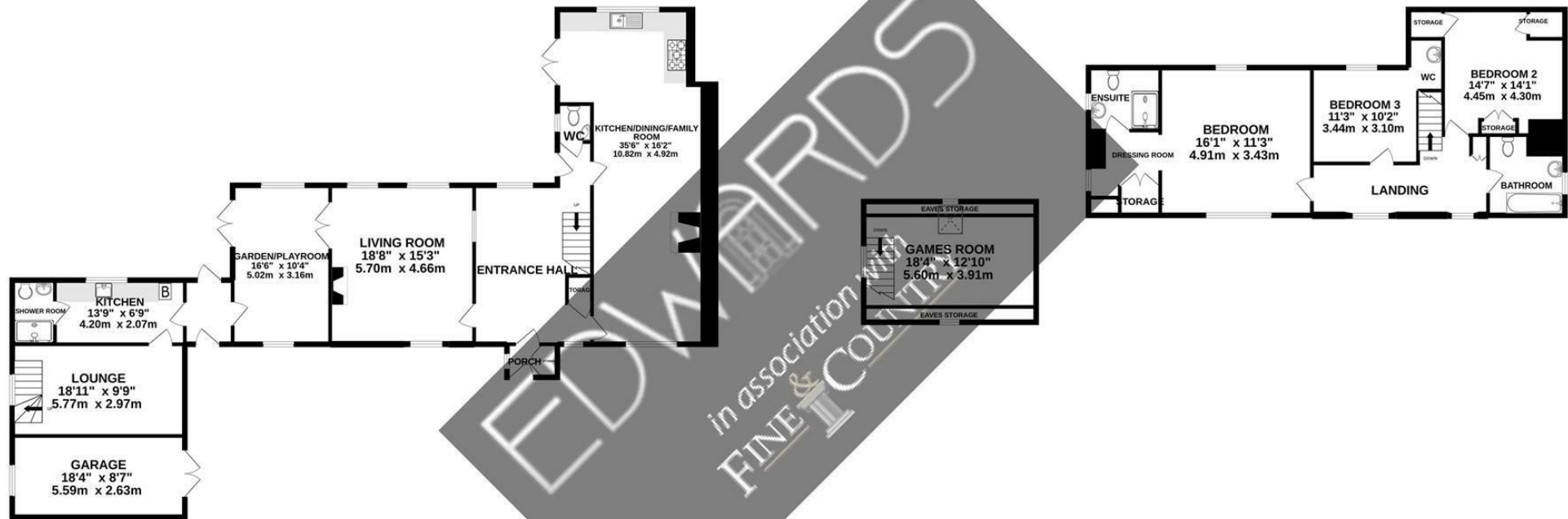






GROUND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.

1ST FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 2747 sq.ft. (255.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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