



EDWARDS
ESTATE AGENTS

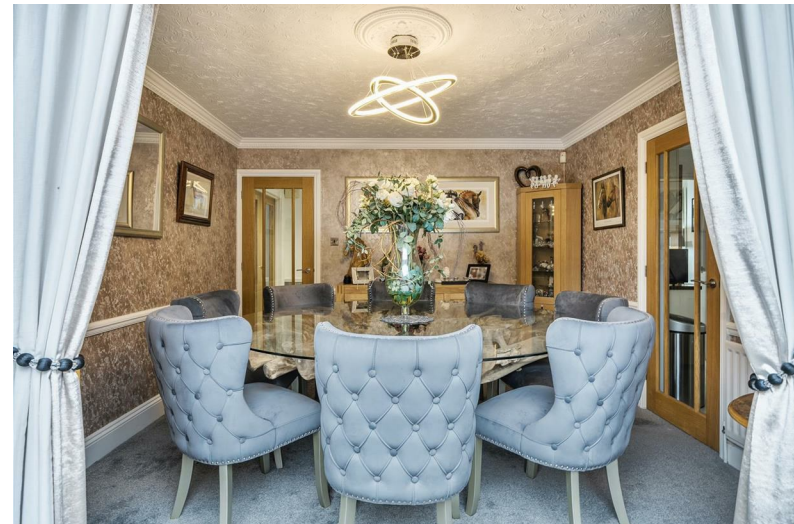
UPPINGTON CLOSE
WIMBORNE, BH21 7HS



ASKING PRICE £1,195,000

- 5 miles from Wimborne town centre, located in a village location surrounded by open fields and countryside
- Spacious southeast gardens backing on to open fields and paddocks, with a west facing courtyard with mature trees in appx 1/3rd of an acre
- The property has been renovated offering versatile accommodation to a high standard, including a newly built patio area within the gardens
- 33'6" x 22'11" Summerhouse built in 2020 offering Cinema, Gym, Games Area and a home office
- Heated swimming pool recently refurbished including top spec liner, solar cover and solar pool reel – heated via a Heat source pump
- 5 Bedrooms all with fitted wardrobes
- Separate Lounge, Dining Room and Garden Room
- 19'6" x 15'9" Kitchen/Breakfast Room
- Newly fitted Luxury Bathroom and Ensuite
- Gated driveway leading to Double Garage with parking for 5 cars

Surrounded by OPEN COUNTRYSIDE located just outside the picturesque village of Hinton Martell, Uppington is a Hamlet APPROX. 5 MILES FROM WIMBORNE and within close proximity of Horton Tower. This immaculate DETACHED FAMILY HOME has been RENOVATED AND ENHANCED; it is just one of 6 in this small attractive development offering a perfect blend of modern living and COUNTRYSIDE CHARM. Set on a GENEROUS PLOT APPROX. 1/3RD OF AN ACRE, the property is adjacent to paddocks and boasts stunning views. Conveniently located with two local pubs within a mile, a local shop and post office within 2 miles and just a short 10 minute drive into the vibrant town centre of Wimborne Minster, known for its eclectic mix of shops, cafes, and cultural attractions, including the popular Tivoli Theatre. There is also the highly acclaimed St James' primary school at Gaunts Common on the doorstep and the secondary school does operate a school bus.



Upon entering, you are greeted by a welcoming light entrance hall with a newly fitted oak and glass staircase. The property has undergone some renovation recently including a zoned central heating system for downstairs and upstairs and the installation of new UPVC doors and windows throughout the property which offers a 10 year warranty.

The Hall leads to a spacious integral double garage, complete with newly installed insulated garage doors offering a 5-year warranty. The ground floor features a newly fitted cloakroom, three versatile reception rooms, including a well-proportioned sitting room with a feature fireplace and log burner, a formal dining room both leads directly into the private courtyard which is west facing. The property benefits from a garden room/ family/playroom leading out to the garden. The heart of the home is undoubtedly the stunning kitchen/breakfast room, which is fitted with modern units, a granite island, and a comprehensive range of integrated appliances including a wine cooler with double integrated fridge freezer and a 5 ring ceramic Miele hob and double oven. A utility room conveniently connects to the rear patio, along with several decking areas which provides easy access for outdoor entertaining.

The first floor comprises five generously sized bedrooms all with fitted wardrobes, including a luxurious master suite with views over open countryside boasting a luxury ensuite shower room. The stylish bathroom serves the additional bedrooms; both are newly installed with many enhanced features and lighting. The guest room features a dressing area, and the study area leads off the landing which can be used as a study/ hobbies or gaming area.

Outside, the rear garden is east south facing with the front and courtyard being westerly facing. Beautifully manicured with lots of mature trees and bushes, the gardens are a true oasis, featuring a newly laid patio that wraps around the rear of the property, perfect for alfresco dining. Two decking areas enhance the new patio areas with ample power and light externally in the garden and courtyard areas. The newly refurbished, outdoor heated swimming pool comes complete with top of the range solar panel electric reel and new solar pool cover to maintain the temperature of the pool complementing the wonderful outdoor space – perfect for family gatherings. The property also benefits from a private driveway with newly installed solid wooden gates, providing ample parking and a lovely front garden with mature shrubs.

This exceptional home offers a unique opportunity to enjoy a peaceful lifestyle in a sought-after location. Salisbury can be reached in 30 minutes, Southampton 40 minutes with easy access to both Southampton and Bournemouth airports and the A31 for commuting.

Additional Information

Agents Note: Uppington Residents Association is an informal arrangement in relation to the joint sewage plant located at no 5, this services all 6 houses in the road. This arrangement to pay 1/6th of the maintenance and upkeep is detailed within the title transfer. The annual service charge for the last 3 years has been approximately £300 - £400

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private gated driveway with double garage and parking for 5 cars

Utilities: Mains electricity, oil heating, mains water

Drainage: Small joint sewage treatment plant

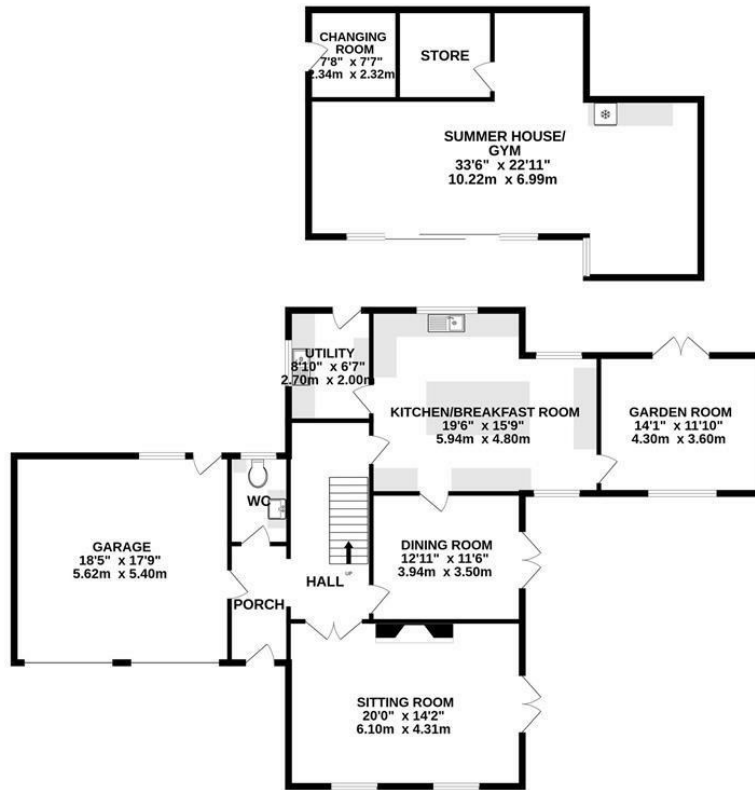
Additional Utilities/Services: The vendor uses Certas energy boiler shield plus care plan for which this is charged at £30 per month – boiler serviced 11.09.25

Broadband: Refer to Ofcom website

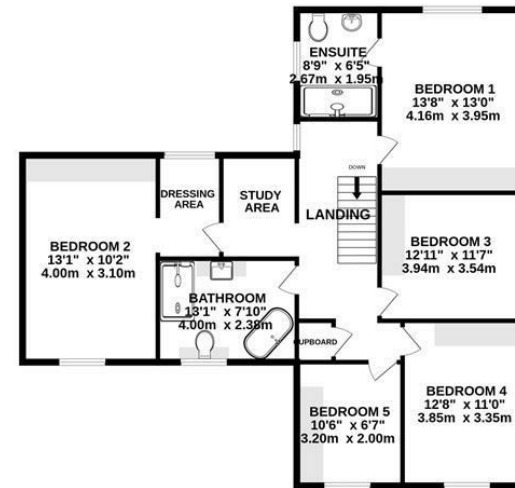
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
2076 sq.ft. (192.9 sq.m.) approx.



1ST FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 3308 sq.ft. (307.4 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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Ferndown Office

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