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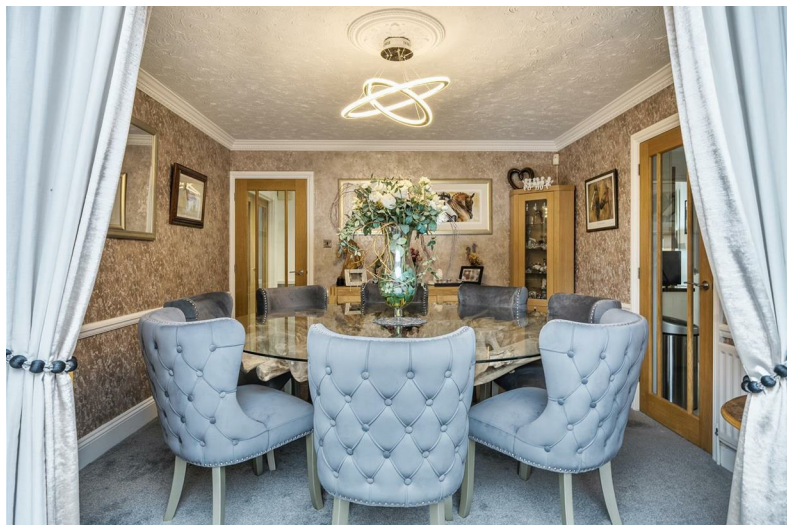
UPPINGTON CLOSE
WIMBORNE, BH21 7HS



ASKING PRICE £1,250,000

- NO FORWARD CHAIN
- GENEROUS PLOT APPROX. 1/3RD OF AN ACRE
- NEWLY REFURBISHED HEATED SWIMMING POOL 8.5 M X 3.6 M – APPROX.
- LARGE PRIVATE EAST SOUTH FACING REAR GARDEN
- SUMMERHUSE/GYM
- NEWLY INSTALLED WINDOWS & DOORS WITH 10 YEAR WARRANTY
- VILLAGE LOCATION IN THE HEART OF THE COUNTRYSIDE
- STUNNING KITCHEN/BREAKFAST ROOM
- 5 DOUBLE BEDROOMS & 3 RECEPTIONS
- OUTDOOR STORAGE SHEDS

NO FORWARD CHAIN - Surrounded by OPEN COUNTRYSIDE located just outside the picturesque village of Hinton Martell, Uppington is a Hamlet 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 drive from 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.



Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious integral double garage, complete with newly installed insulated doors offering a 5-year warranty and ample storage. The ground floor features a newly fitted cloakroom, three versatile reception rooms, including a well-proportioned sitting room with a charming brick fireplace and log burner, a formal dining room both leads directly into the private courtyard, and a 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. A utility room conveniently connects to the rear patio, along with several decking areas which provides easy access for outdoor entertaining. New carpets and a brand-new oak glass staircase have been recently fitted and lead to the first floor.

The first floor comprises five generously sized bedrooms, 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, along with built-in wardrobes. There is a study area leading off the landing which can be used as a hobbies or gaming area.

Outside, the rear garden is east south facing with the front and courtyard being westerly facing. Beautifully manicured, 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. A fantastic summerhouse/gym with sliding doors features built-in units and fridge alongside 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 and 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

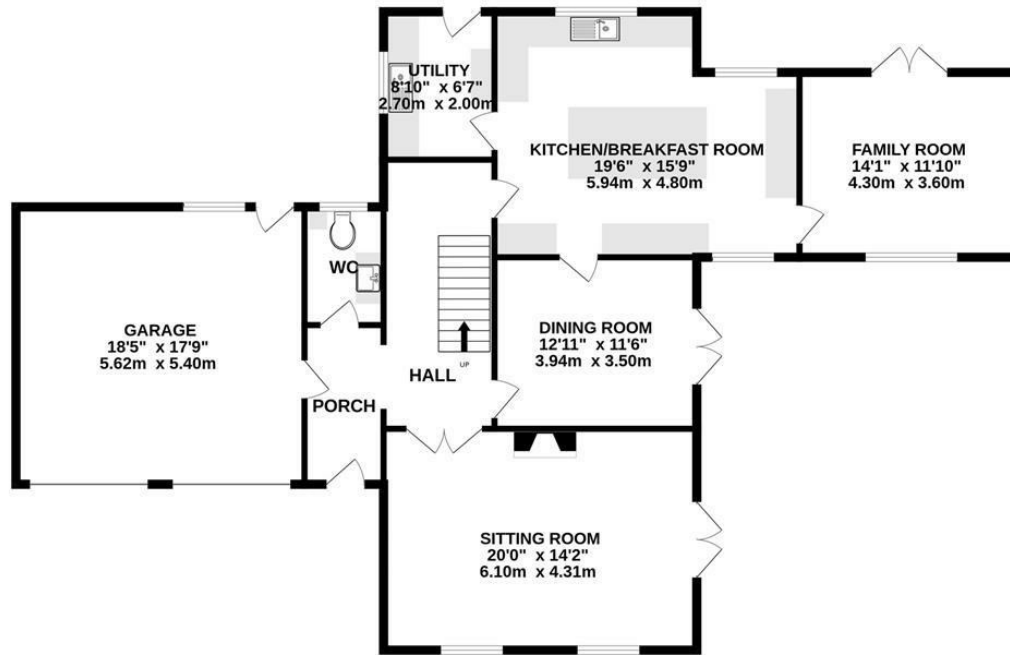
Additional Utilities/Services: The vendor uses Cartas energy boiler shield plus care plan for which this is charged at £30 per month – boiler serviced 11.09.25

Broadband: Refer to Ofcom website

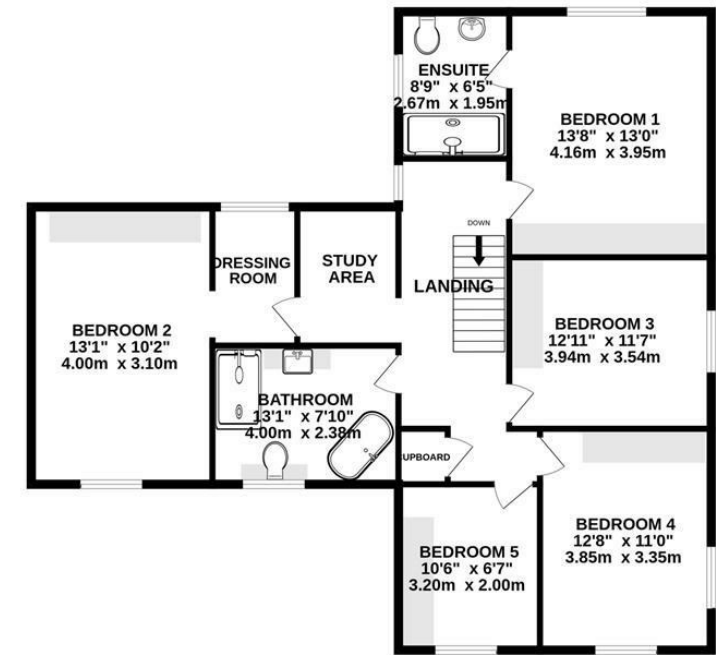
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 2701 sq.ft. (250.9 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595