



*Asking Price*

£550,000

HAYTHORNE COMMON, HORTON, WIMBORNE BH21 7JQ

Freehold







- ◆ POST WAR COTTAGE
- ◆ FOUR BEDROOMS
- ◆ TWO BATHROOMS
- ◆ PLOT APPROACHING 0.3 ACRE
- ◆ LARGE DETACHED DOUBLE GARAGE
- ◆ RURAL LOCATION
- ◆ DOUBLE GLAZED THROUGHOUT
- ◆ SOLE AGENTS

A post-war, four bedroom, semi-detached home positioned within this delightful hamlet on the edge of Horton Village boasting a generous plot, extensive off road parking and large detached double garage with workshop.

## Property Description

Haythorne Common sits on the fringes of Horton Village and this particular home is within a row of post-war cottages built in the mid 1940's for the local authority. The home boasts traditional accommodation suited to family living which comprises a living room, kitchen breakfast room, utility room, cloakroom and conservatory to the ground floor and four bedrooms and two bathrooms to the first floor. One of the bathrooms serves as an en-suite and the home is entirely double glazed throughout and benefits from an oil fired heating system.

Ground Rent Details: Benefit of a wayleave from the electric cable that runs over the property's land.









## Gardens and Grounds

The home sits on a plot approaching 1/3 acre. There is an extensive block paved driveway which leads to the front elevation where there is forecourt style parking for several vehicles and the driveway leads to the right hand side of the property to the rear garden, where there is a detached double garage. The front garden is split into two principal areas creating a charming ‘secret’, garden. The rear garden is secluded and there is an elevated deck spanning the rear elevation of the property and this overlooks the garden which is laid to lawn and a generous kitchen garden. The detached double garage is expansive and has an attached workshop ideal for DIY enthusiasts and, in our opinion, could easily be converted into studio accommodation.

## Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town’s historic architecture and alongside The Priest’s House Museum & Gardens, Wimborne Model Town and the 1930’s Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne 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 bridleways, footpaths and coastal routes to explore.



Size: 1895 sq ft (176 sq m)

Heating: Oil fired heating

Glazing: Double glazed

Loft: Yes. Ladder installed.

Parking: 9 spaces & double garage.

Garden: North east

Main Services: Electric, water, gas, telephone, drains, cable

Local Authority: Dorset Council

Council Tax Band: C

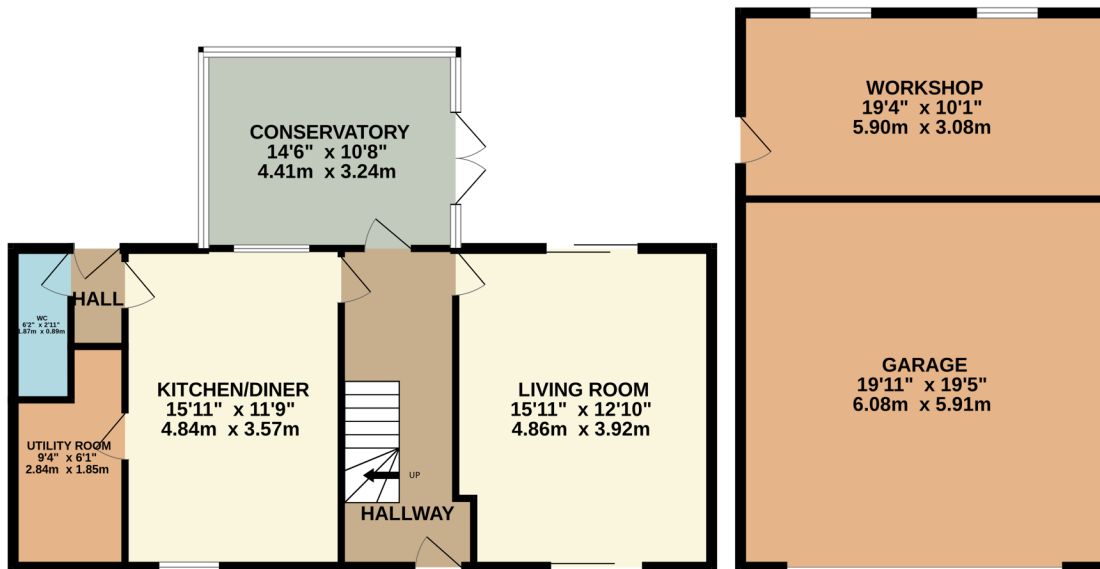




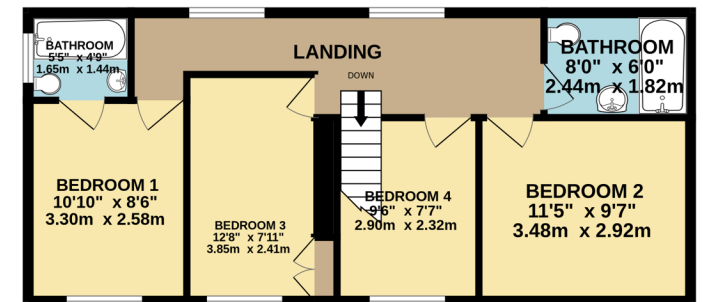




GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.

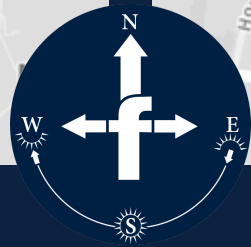
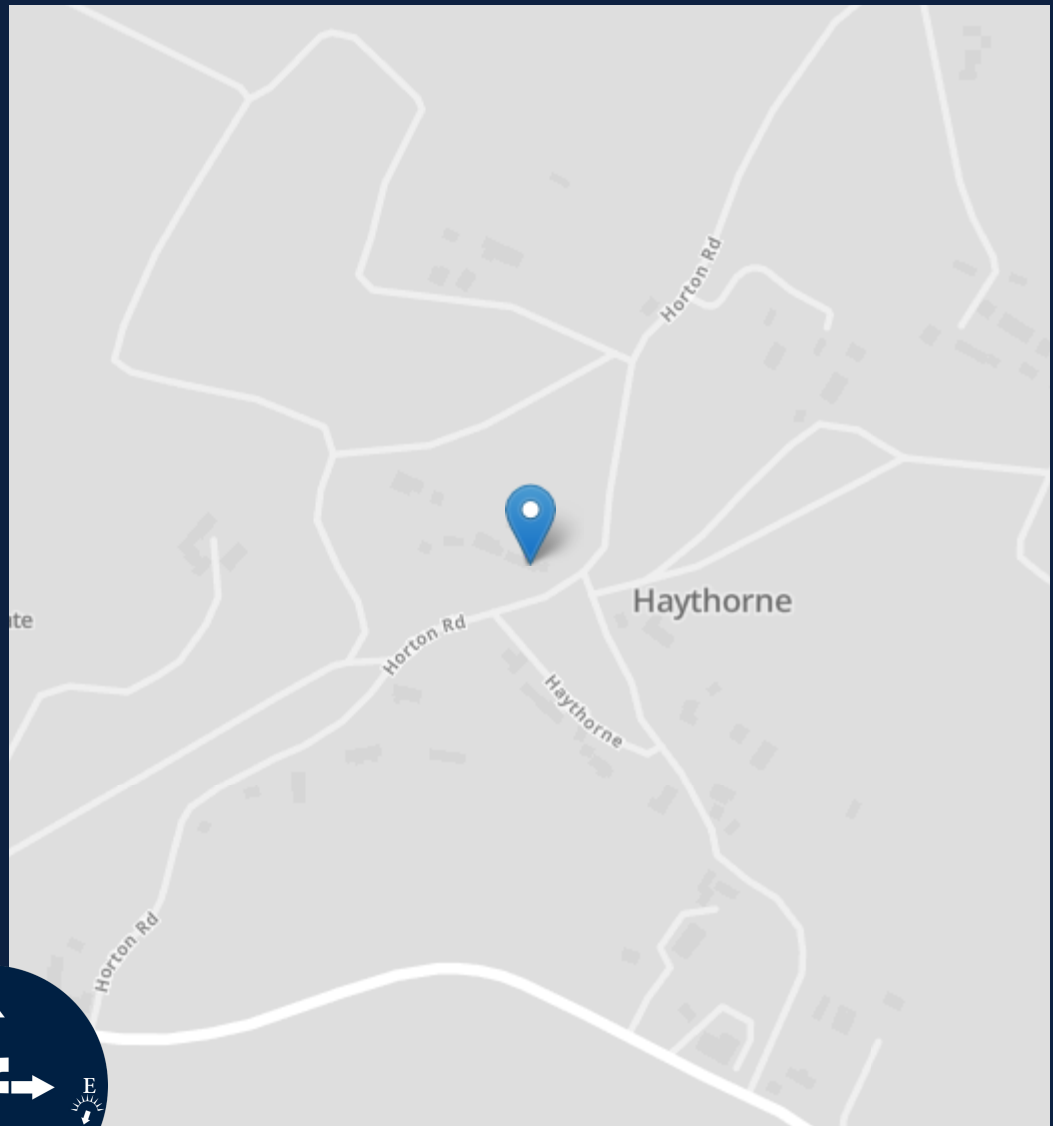
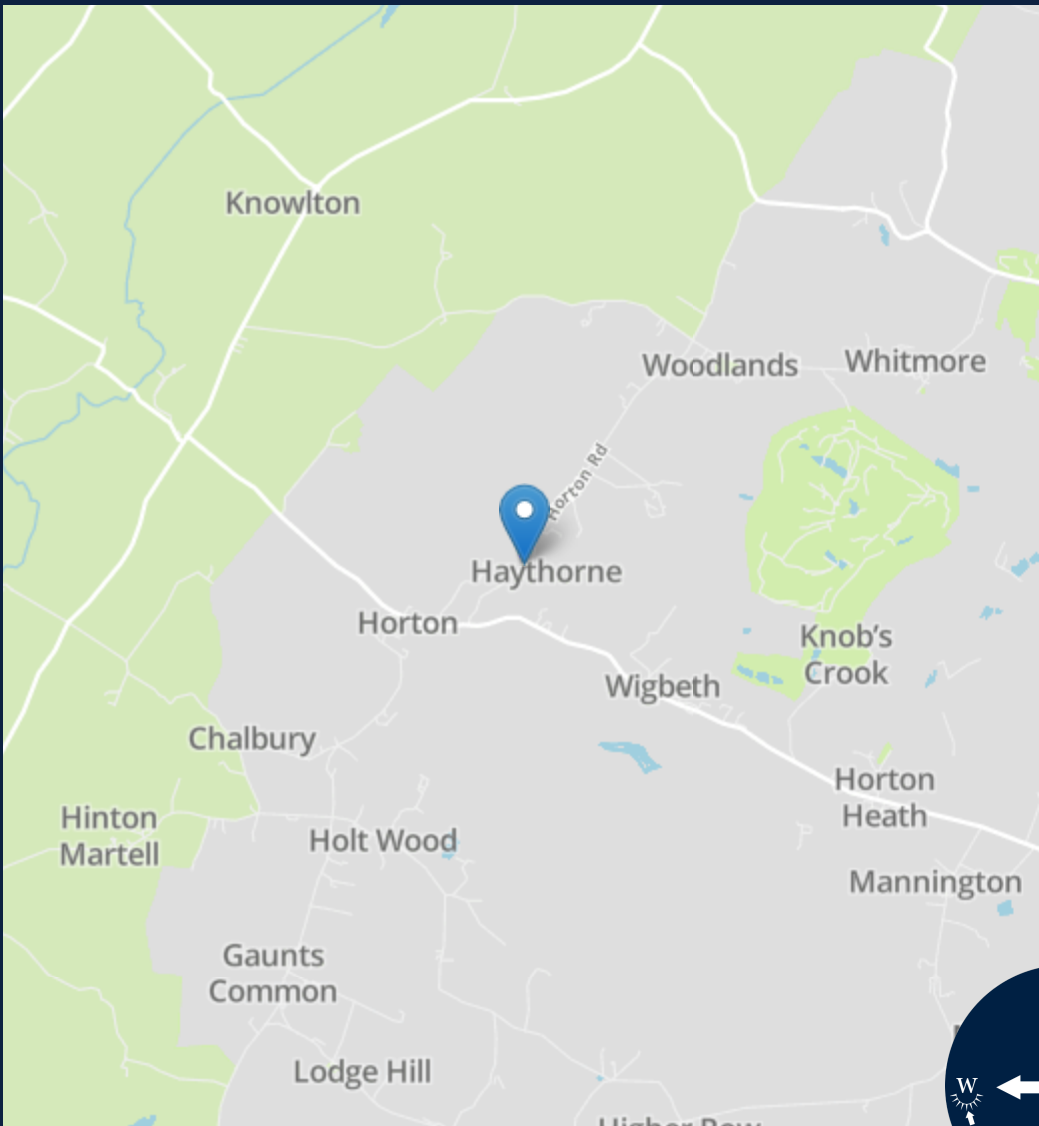


1ST FLOOR  
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1949 sq.ft. (181.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	79
England, Scotland & Wales		
EU Directive 2002/91/EC		



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