



The Stables

*Horton, Wimborne, BH21 7JA*

SPENCERS













## The Property

A spacious and characterful barn-style family property, built in 2000, with over 3,000 sq ft of living accommodation comprising five reception rooms, four double bedrooms, four bathrooms and a double garage.

Set in a sunny, edge-of-village location, this home enjoys a secluded, partially walled rear garden with extensive patio and lawned areas ideal for socialising and al fresco dining, all accessed via a private tarmac driveway.

- Reception hall with natural slate flooring, feature brick pillars providing access to formal dining area, solid wood barn-style doors to reception rooms and w/c, open tread oak staircase, two storage cupboards and full height windows to front.
- Kitchen/diner with beamed ceiling, access to separate utility room, extensive range of painted solid wood kitchen units, large island, granite worktops, Range oven set in feature brick/oak beam surround, integrated larder/fridge and dishwasher, dining area with full height windows and French doors to barbecue area, and views to rear garden.
- Utility room housing central heating/hot water boiler and integrated water softener, plumbing for washing machine and tumble dryer and space for freezer.
- Study/home office with bespoke fitted desk, cupboards and shelving.
- Formal dining area with oak laminate flooring, exposed brick walls and French doors to garden patio.
- Sitting room with feature brick, beamed ceilings and oak-beamed fireplace housing log burner, French doors to garden room/conservatory, fully carpeted, full height windows to front and views to rear garden.
- Snug/reading room with fitted wall cupboards, shelving, and TV cabinet, oak laminate flooring and open access to garden room/conservatory.
- Garden room/conservatory with oak frame and sloping tiled roof, full height windows to all sides, two sets of French doors to extensive raised patio, slate flooring and exposed brickwork internal wall.



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## The Property Continued...

- Upstairs landing carpeted with windows to front, solid wood barn-style doors to bedrooms and two storage cupboards.
- Master bedroom suite with dressing area and extensive range of fitted wardrobes/drawers, ensuite bathroom with separate bath and shower and triple aspect.
- Two large double bedrooms with ensuite showers, one with extensive fitted wardrobes.
- Additional double bedroom with fitted cupboards and shelving, rear aspect.
- All bedrooms fully carpeted.
- Family bathroom with separate bath and shower, airing cupboard housing hot water tank.



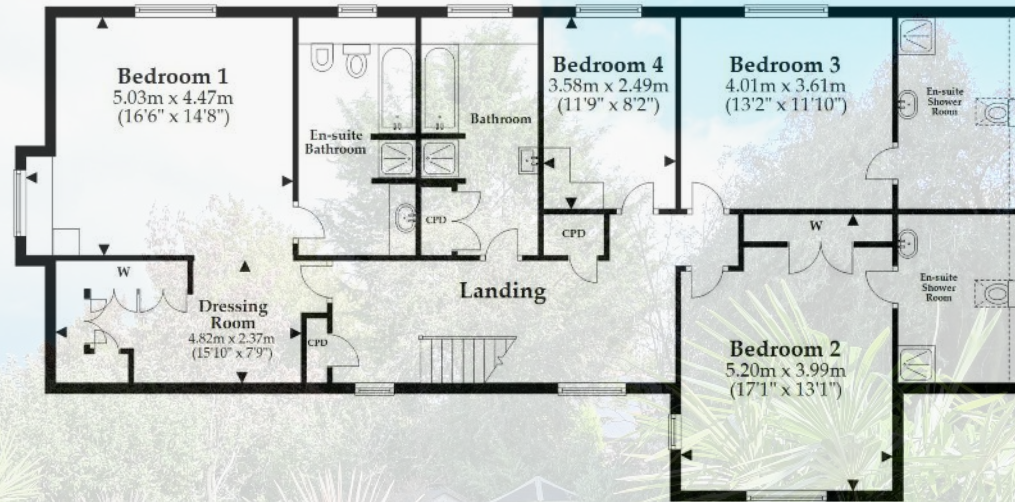


# FLOOR PLAN

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

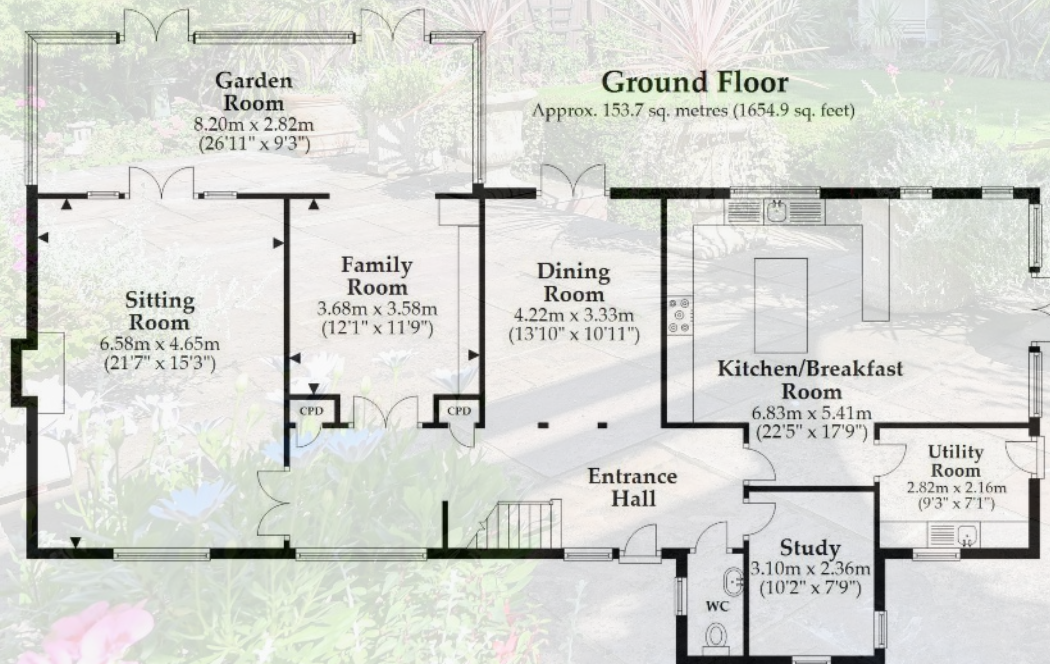
## First Floor

Approx. 135.1 sq. metres (1454.5 sq. feet)



## Ground Floor

Approx. 153.7 sq. metres (1654.9 sq. feet)



## Garage

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 330.0 sq. metres (3551.9 sq. feet)

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















Village Hall



## The Situation

Tucked away in a wonderfully secluded position on the edge of Horton, a historic conservation village surrounded by unspoilt countryside, this charming property enjoys an enviable setting on the fringe of the Cranborne Chase Area of Outstanding Natural Beauty. Rich in heritage, Horton is home to a village church with origins dating back to 961 AD, a village hall and a surrounding green. Nearby, the 18th-century country pub, The Horton Inn, offering a cosy, traditional atmosphere. The area is a haven for walkers, riders and nature lovers, with an extensive network of footpaths and bridleways providing direct access to the beautiful surrounding landscape. The exclusive Remedy Oak Golf Club is just moments away. Nearby towns such as Wimborne, Verwood, Ringwood, Bournemouth and Poole provide a comprehensive range of schooling, shopping and leisure amenities. For those commuting, Salisbury and Southampton are both within easy reach, each offering direct rail connections to London. The property also benefits from excellent air travel links, being close to Bournemouth Airport, which offers connections to numerous European destinations and Southampton Airport, providing additional UK and international flight options.

## Additional Information

- Tenure: Freehold
- Council Tax Band: G
- Energy Performance Rating: C Current: 71C Potential: 81B
- Mains Connection to Electricity
- Private Drainage System
- Oil Central Heating
- Broadband: Ultrafast Broadband with Speeds of 1,000 Mbps (Ofcom)
- Mobile Coverage: No known issues, please contact your provider for further clarity
- Surround Sound





## Outside

The Stables is accessed via a wide private tarmac driveway, opening onto a graveled courtyard, providing ample parking. There is also a detached double garage which benefits from power and lighting.

To the rear, a spacious lawned garden is enclosed on two sides by attractive brick walls. Thoughtfully landscaped, it features mixed shrub borders, container planting and a low yew hedge that defines a paved sun terrace, perfect for outdoor entertaining. A mature acer in a rockery, a tranquil pond with water feature and a timber gazebo create charming focal points.

## Directions

Head west on the A31 towards Bournemouth and at the Ashley Heath Roundabout, take the exit onto Horton Road, following signs for Horton. Continue along Horton Road, following signs for Horton village, for approximately seven miles, passing through both mini roundabouts. The Stables entrance can be found on your right hand side just before the signpost for the left hand turn to Wimborne.

## Important Notice

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

42 High Street, Ringwood, Hampshire BH24 1AG

T: 01425 462600 E: [ringwood@spencersproperty.com](mailto:ringwood@spencersproperty.com)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)