



47/48 HINTON PARVA, WIMBORNE, DORSET, BH21 4JG
OFFERS OVER £635,000 FREEHOLD

EXCELLENT REFURBISHMENT OPPORTUNITY: A DETACHED VICTORIAN COTTAGE OFFERING GREAT SCOPE FOR IMPROVEMENT AND CONVERSION (SUBJECT TO PLANNING CONSENT) INTO A DELIGHTFUL CHARACTER HOME.

SUMMARY:

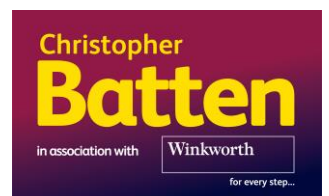
The property, which is in need of complete renovation, stands on a large garden plot of almost 0.4 of an acre, with ample space for parking and garaging, in an idyllic rural location tucked away from main roads and traffic noise in a pretty hamlet approximately 1.5 miles north of Wimborne Minster.

Currently part of the Gaunts Estate, the building is of traditional construction, with facing brick elevations, stone stills and mullions, a ridged roof of small plain tiles, and a tall brick chimney. It is connected to mains water and electricity and has a private drainage system.

AT A GLANCE

- - Marketed by Christopher Batten in association with Winkworth
- - Excellent refurbishment opportunity
- - Great scope for improvement, STPP
- - Delightful character home

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DESCRIPTION:

Numbers 47 & 48 comprises entrance porch, living room, sitting room (with open fireplace), entrance hall, kitchen, inner lobby, utility room, scullery, 2 bathrooms, 2 staircases to the first floor where there are 4 bedrooms.

A driveway to the side of the property extends to the large rear garden. Timber swing gates lead to some corrugated outbuildings and a large expanse of lawn. The garden has a southerly aspect, ample off road parking, an open-fronted barn style timber garage, and a large chicken enclosure/kitchen garden.

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COUNCIL TAX: 47: Band C 48: Band C

EPC RATING: 47: Band G 48: Band F



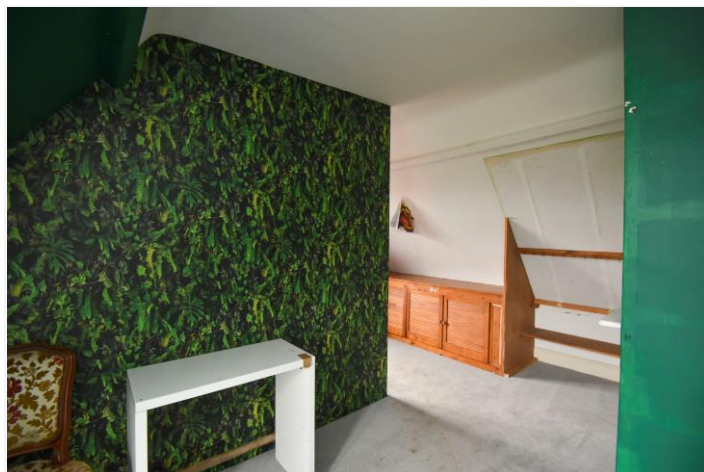
LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX: Band C

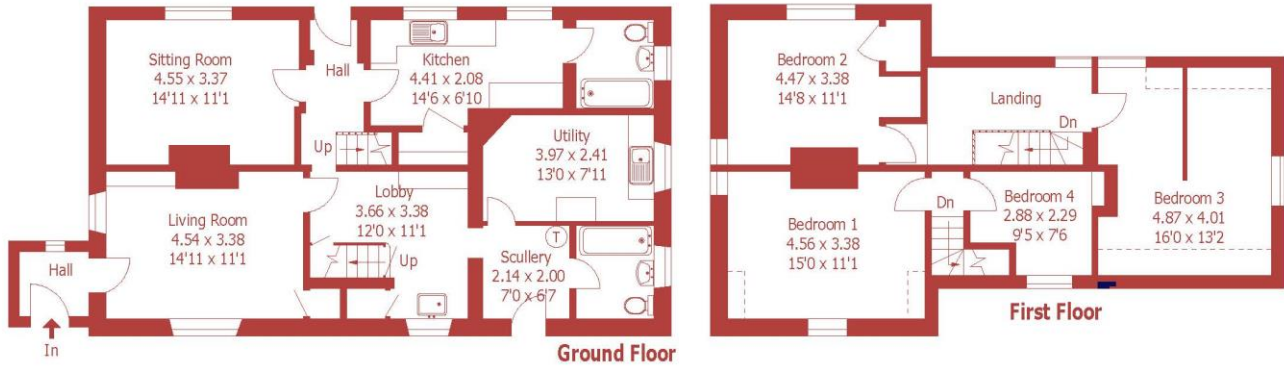
DIRECTIONS:

From Wimborne, proceed north on the B3078 Cranborne Road for about 4 miles, through the hamlet of Stanbridge, and turn left, signposted Hinton Parva. Proceed down the 'no through' lane. On reaching the first group of houses on the left, the property can be found towards the end of the row.



47 - 48 Hinton Parva, Wimborne

Approximate Gross Internal Area :- 156 sq m / 1679 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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