



Stone Cottage
Hinton Martell
Wimborne, Dorset
BH21 7HE

A charming 4 bedroom period detached house with double garaging, ample off road parking and a wealth of character features, in the heart of this picturesque village, enjoying easy access to scenic walks in the surrounding countryside.

ASKING PRICE: £695,000 FREEHOLD





Believed to date back to the 1700s, the property has been extended and refurbished to form a spacious 2-storey home, tastefully presented throughout, with electric heating, aluminium windows, exposed beams and timbers, oak-faced internal doors and some solid oak floors. It is set in delightful cottage gardens, off a private lane, and for sale with NO FORWARD CHAIN.

A high gabled entrance porch leads to a reception hall with Travertine flooring, and a shower room (with shower, wash basin, concealed cistern WC, fully tiled walls and Travertine flooring.)

There is a superb kitchen/breakfast room with exposed beams, solid oak floor, Shaker style units, granite worktops, electric Aga (with conventional, fan and simmering ovens), space for washing machine and tumble dryer,



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integrated dishwasher and fridge-freezer, and Belfast sink.

There is also a study/bedroom 4 with an airing cupboard and door to the kitchen/breakfast room.

The nicely proportioned living/dining room features an inglenook style fireplace (with a recently fitted wood burner), a solid oak floor, and both bifold and French doors to the garden.

Bedroom 3 has a door to the living/dining room.

From the hall, stairs lead to a first floor landing with a skylight.

Bedroom 1 has a dressing area and an en suite bathroom (with rolltop bath, WC and wash basin.)

Bedroom 2 has an en suite bathroom (with bath, WC, wash basin, skylight and delightful views towards the parish church.)



A private unmade lane leads to a driveway providing ample off road parking and leading to a substantial brick built double garage (with 2 sets of barn style doors, side door, pitched roof, eaves storage space, lighting and power points.) The well stocked cottage gardens have been well maintained and afford a large degree of privacy, featuring shaped lawns, a range of shrubs, an arched trellis leading to a summerhouse, and a patio ideal for al fresco dining.

Hinton Martell is a picturesque village between Witchampton, Gaunts Common (both of which have First Schools) and Horton and about 4 miles north of the market town of Wimborne Minster which offers an excellent range of schools and amenities. A post office/shop can be found in Furzehill village, and there is a community club and shop in Witchampton. The wider area is well served by independent schools including Queen Elizabeth's, Dumpton, Castle Court and Canford, and there is good access by road to the coastal resorts of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.





For identification purposes only, not to scale, do not scale
 Due to the nature of the property, dimensions may vary upon where taken



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Directions: From Wimborne, proceed north on the B3078 Cranborne Road for about 4 miles. Just past the left hand turning for Witchampton, take the next right hand turning, signposted to Hinton Martell. Proceed into the village. Before reaching the village fountain, the lane leading to the property can be found on the left hand side, immediately after a timbered thatched property called Hinton Cottage (almost opposite the converted Old Manor Farm development.)

COUNCIL TAX: Band E

EPC RATING: Band F







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The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

Christopher
Batten

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