



## 4 Matterley Cottages Horton

Wimborne, Dorset, BH21 7HN

A delightful 4 bedroom semi-detached 18th Century cottage set in grounds approaching half an acre, in a rural location about 7 miles from the market town of Wimborne Minster and less than 4 miles from Cranborne.

PRICE GUIDE: £600,000 FREEHOLD

COUNCIL TAX: Band E

EPC RATING: Band E



Christopher  
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in association with

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Set back from the road and accessed via its own driveway and electric gates, this attractive former farmworkers' cottage is a rural retreat with outstanding views over the surrounding countryside.

This charming country home boasts a wealth of character features including exposed pine floorboards and a floor-to-ceiling brick fireplace (with a 7kw wood burning stove.) Services include mains water and electricity, and a private drainage system. The cottage has UPVC double glazed windows, LPG central heating, and Fibre To The Premises (FTTP) broadband which offers speeds up to 1000 Mb.

There is a large, triple aspect kitchen/breakfast room with a large door to the garden, giving wonderful country views. Also on the ground floor there is a spacious fourth bedroom, a cloakroom, a useful larder and a laundry room.

Accessed from the rear is a large office/studio with a delightful rural outlook.





Off the spacious first floor landing (which has hatches to 2 insulated loft spaces) there are 3 large double bedrooms, one of which has an en suite bathroom, plus a family bathroom.

Outside there is parking for several vehicles on the gravelled driveway. There are lawned gardens with a patio, established trees and borders, a deck with a sunken trampoline, and a summerhouse (with power point.) In a further fenced area there is a small orchard and a vegetable plot.

In total the cottage benefits from 5 outbuildings, 4 of which have power and lighting. The largest is 10m x 4m and makes a great garage, workshop or studio. The property is well set back with the majority of the gardens lying to the front, offering almost complete privacy.

Location: Matterley Cottages enjoys good road access to both Wimborne and Cranborne, both of which offer a wide range of amenities. There are state schools for young children in Witchampton and Gaunts Common, and Dumpton Preparatory School and a local shop in Furzehill. The wider area is well served by both state and independent schools.



Directions: From Wimborne, take the B3078 towards Cranborne. After about 5 miles, you'll pass The Horton Inn on the left hand side. After about a further quarter of a mile, Matterley Cottages can be seen on the right hand side. The third driveway is number 4's.





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



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