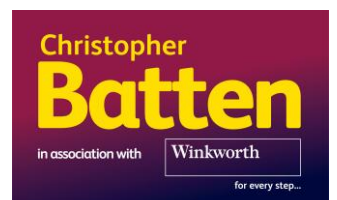




**D1 DEVON LODGE, HINTON MILL FARM, HINTON PARVA, WIMBORNE, DORSET, BH21 4JG  
£525,000 FREEHOLD**

**A BRAND NEW 2 bedroom semi-detached barn style bungalow, one of a pair tucked away amongst the bucolic rolling hills of Dorset at Hinton Mill Farm – a bespoke new-build conversion of a centuries-old dairy farm into nine luxury 2 and 3 bedroom homes.**

Wimborne | 01202 841171 | [properties@christopherbatten.com](mailto:properties@christopherbatten.com)







#### DESCRIPTION:

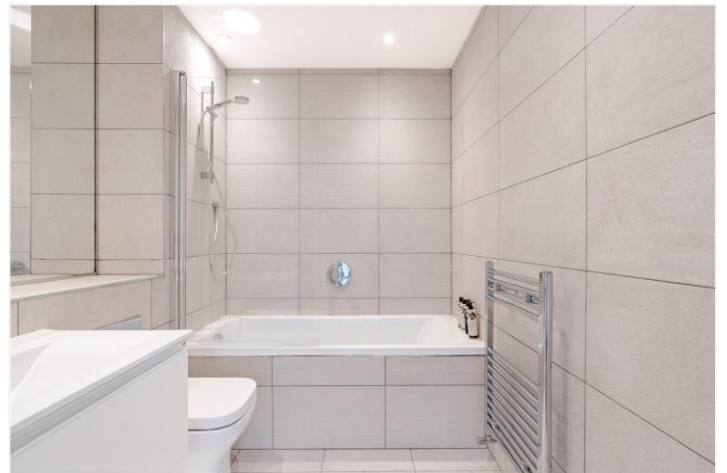
A former dairy farm, Hinton Mill Farm is surrounded by sprawling countryside. These converted and extended former farm buildings offer something truly special!

Devon Lodge and Dextor Lodge are a pair of converted and modernised semi-detached barns offering generous open-plan living accommodation with two double bedrooms (one en-suite) plus private rear gardens. These high specification homes include Porcelanosa kitchens with integrated appliances and stone worktops. A utility room provides essential storage, allowing the generous open-plan spaces to remain sleek and uncluttered. The quality is echoed in the wood effect floors, deep pile carpets and under floor heating. The two bungalows also benefit from large French doors leading out to their gardens, which are laid to lawn with patios perfect for al fresco dining.

The principal bedroom features a sleek, modern en-suite, along with ample room for freestanding storage. The second bedroom in both homes is more than ample for twin or double arrangements, with abundant storage space. With Porcelanosa tiling and fittings, the bathrooms serve as a subtle reminder of the quality on offer at Hinton Mill Farm.

Both homes include 2 parking spaces; gated driveway parking making Dextor Lodge extra special.





**LOCATION:** A hamlet of only a handful of homes, Hinton Parva feels rural and remote, in the best way. In reality, at only 3.5 miles from Wimborne town centre, there is a wealth of amenities available; plus, with fibre optic high-speed internet on site, you can be as connected as you want to be.

Wimborne offers a number of high street and independent brands - for both shopping and eating out there is something for everyone. The Tivoli Theatre and Model Village make for wonderful recreational activities. A Waitrose means you rarely have to venture further than the town, unless you are drawn to visit one of the many historic sites nearby, including Kingston Lacy, Badbury Rings and the award-winning beaches of Bournemouth, Poole, and Purbeck to name just a few.

**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, and Hinton Mill Farm can be found on the left hand side.

**COUNCIL TAX:** Band TBC

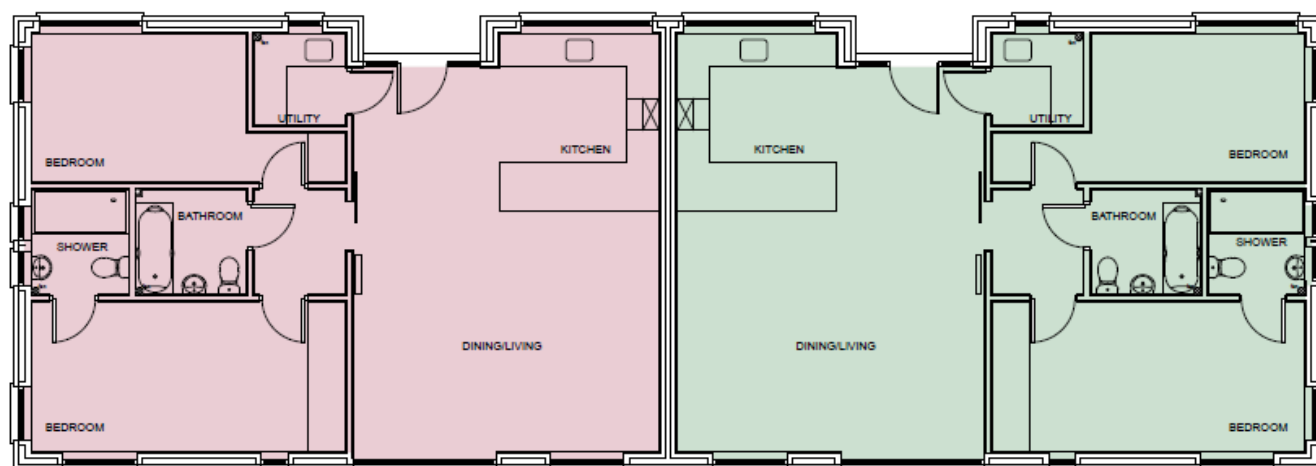
**EPC RATING:** Band TBC





## DEXTOR LODGE

## DEVON LODGE



GROUND FLOOR

### DEXTER LODGE

Internal area	89.6 SQM	964.0 SQFT
Kitchen / Living	25.8ft x 18.8ft	
Bedroom 1	19ft x 8.10ft	
Ensuite	6.6ft x 5.7ft	
Bedroom 2	8.6ft x 12.11ft	
Bathroom	6.6ft x 5.6ft	

### DEVON LODGE

Internal area	89.7 SQM	965.0 SQFT
Kitchen / Living	25.11ft x 18ft	
Bedroom 1	19ft x 8.10ft	
Ensuite	6.6ft x 5.8ft	
Bedroom 2	8.6ft x 12.11ft	
Bathroom	6.6ft x 5.7ft	

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.

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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