



PEE WEE COTTAGE, HORTON HEATH, HORTON, WIMBORNE, DORSET, BH21 7JR

PRICE GUIDE: £375,000-£400,000. A 2 BEDROOM DETACHED BUNGALOW WITH SCOPE FOR IMPROVEMENT.

SUMMARY:

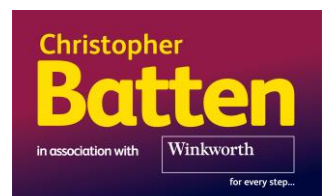
Situated in a rural location, fronting directly onto the Wimborne-Ringwood Horton Road (between Horton and Three Legged Cross), but approached off a private unmade lane, the property is in need of modernisation, and has planning permission granted to extend to the front and rear elevations (P/HOU/2023/05835).

It has oil fired central heating and UPVC double glazing, and is for sale with VACANT POSSESSION and NO FORWARD CHAIN.

AT A GLANCE

- - Marketed by Christopher Batten Estate Agents
- - 2 double bedrooms
- - Dual aspect lounge
- - Kitchen and utility room
- - Rural position

Wimborne | 01202 841171 |





DESCRIPTION:

A UPVC double glazed front door leads to a reception hall with airing cupboard and loft access. There is a cloakroom with WC and wash basin.

The dual aspect lounge has a stone open fireplace and a double glazed patio door to the garden, and the kitchen has a range of units, electric hob, double oven and appliance space.

There is also a utility room with oil fired central heating boiler and space and plumbing for washing machine and tumble dryer.

There are 2 double bedrooms, and a bathroom with bath (with shower attachment and screen), wash basin and tiled walls.

Outside, there is a brick built garage, and the principal garden area is to the front and far side of the bungalow.



Agents' Note: A planning application has been submitted to extend the bungalow to provide additional living accommodation and a third bedroom. The proposal would involve demolishing the existing garage, and providing alternative parking accessed directly from the lane. The proposed plans are available to view in our office.

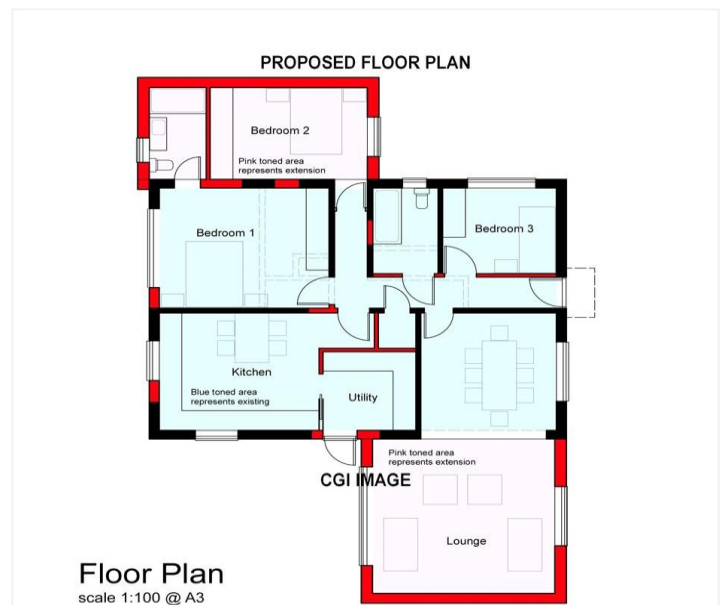
Also, an area of garden to the rear of the bungalow (held under a separate Title) has been sub-divided, and an application made to build 3 pairs of 2 bedroom semi-detached houses for local families.

COUNCIL TAX:

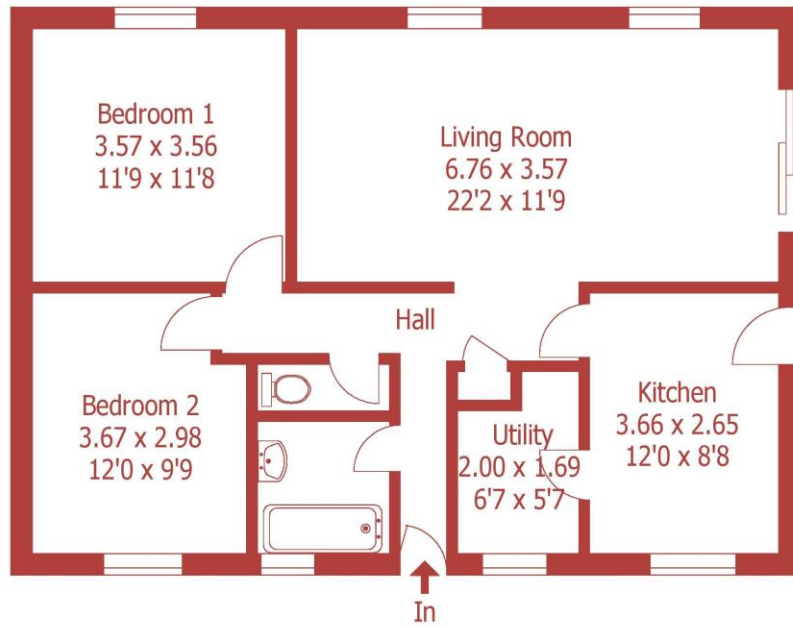
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DIRECTIONS:

From Horton village, proceed east towards Ringwood, through the hamlet of Wigbeth, passing Slough Lane on the left. Just before the turning to Burts Lane at Clump Hill, the property can be found on the left hand side, approached off a small, private lane.



Approximate Gross Internal Area :- 72 sq m / 773 sq ft



For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions

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			
(95-100)	A		82
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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