



Ruddlemoor Farm
Horton Road
Woodlands, Wimborne
BH21 8NE

Ruddlemoor Farm is the principal residence in a rural gated community of 7 properties accessible off a long private driveway, close to the renowned Remedy Oak Golf Club.

ASKING PRICE: £1,250,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



Ruddlemoor Farm is the principal residence in a rural gated community of 7 properties accessible off a long private driveway, close to the renowned Remedy Oak Golf Club, enjoying easy access to Cranborne, Ringwood and the New Forest, and about 8 miles north of the market town of Wimborne Minster.

This attractive 4 bedroom detached farmhouse property is set in grounds extending to about 2 acres.

Traditionally constructed in 2001, this unusual family home extends to over 2400 square feet and has red brick elevations, flint features and a roof of small plain tiles. It offers stunning views over the adjacent fields and woods, and is tucked away from main roads.



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A slate terrace and pergola lead to wide glazed doors giving access to a spacious reception hall. Off the hall are a study and a utility/boot room (with double doors to outside.)

An inner hall (with under stairs storage space and a cloakroom) leads to the impressive triple aspect kitchen/dining/living room which features a high vaulted ceiling, exposed timbers, a Swanage brick and beamed ornamental fireplace feature, an oak boarded floor and 3 sets of glazed double doors giving superb views.

The kitchen comprises granite work surfaces, a range of units, Rangemaster cooker, glass splashplate, extractor, and integrated fridge, freezer and dishwasher.

Bedroom 4 has a large picture window overlooking a paddock, and an en suite shower room.



From the inner hall, stairs lead to a half landing with a superb view over fields, and on to a first floor landing with a rooflight.

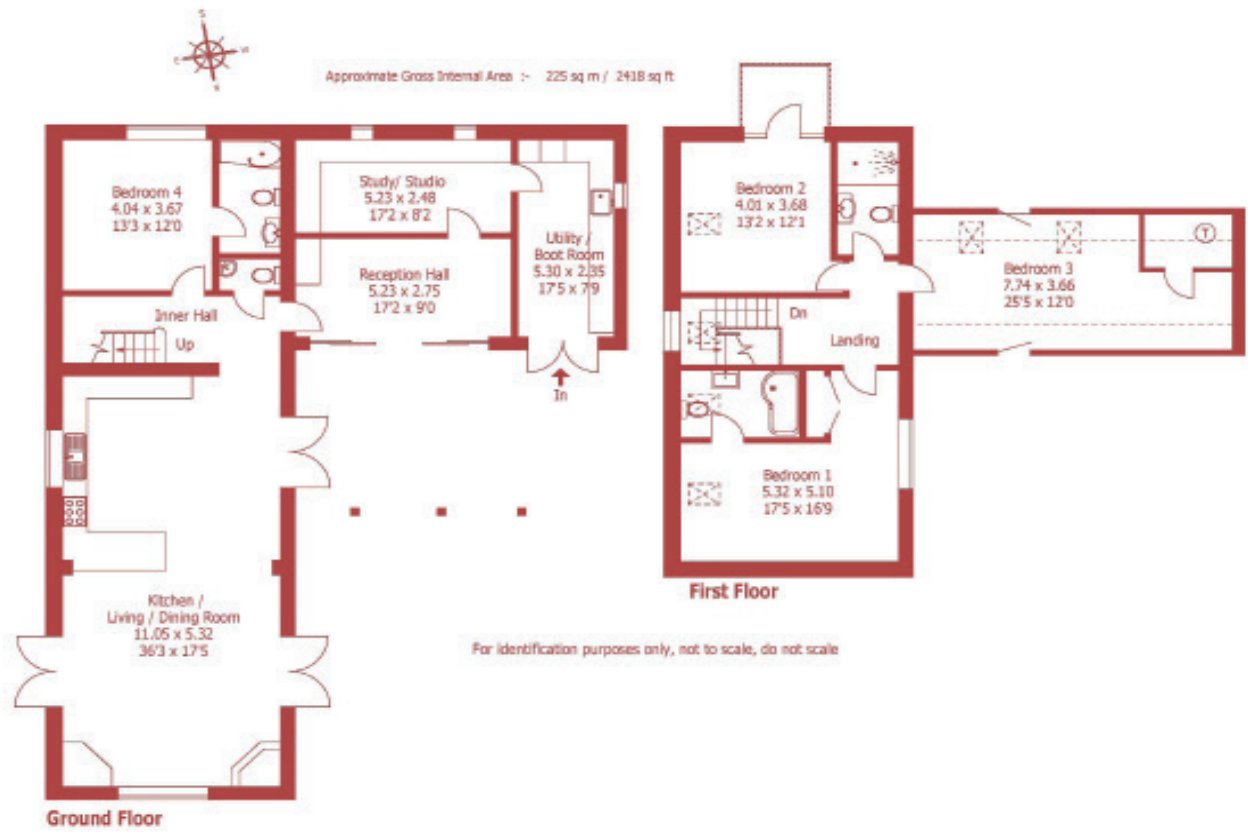
Bedroom 1 has a rooflight, a built-in wardrobe, and a fully tiled en suite bathroom. Bedroom 2 has exposed timbers, a rooflight, and a glazed door to a timber balcony giving lovely rural views.

Bedroom 3 has 2 rooflights and a large walk-in drying room housing the hot water cylinder, and there is a family shower room.

From the village road, a 5-bar gate gives access to a long shared driveway flanked by grass and fencing.

The garden extends to just under 2 acres and features a large, flat lawn, a paved terrace and established shrub beds. There are superb views over the adjacent fields and woods.





DISCLAIMER:

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Directions: From Wimborne, proceed north on the B3078 towards Cranborne. At the Horton Inn, turn right and proceed into Horton. Turn left towards Woodlands and proceed past Remedy Oak Golf Club on the right. Ruddlemoor Farm can be found on the left hand side before reaching the Woodlands village sign.

Council Tax: Band E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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