



**The Beeches, Horton  
Wimborne, Dorset, BH21 7JA**

A stylish, modern village home set in a walled garden, adjoining open countryside, in the heart of a picturesque Dorset village, and for sale with NO FORWARD CHAIN.

**PRICE GUIDE: £900,000  
FREEHOLD**







This tastefully presented, individual, architect-designed 3/4 bedroom family home was built to a high specification in 2014 and has been well maintained. There are some impressive interior flourishes including vaulted ceilings, full height cathedral style windows, oak-faced interior doors, a galleried landing, and a striking 2-sided fireplace with a wood burner. Energy-saving measures include under floor heating via an airsource heat pump, and UPVC double glazing.



The gardens wrap around the house, which has ample parking space, and an open-fronted integral double carport.

A covered entrance porch leads to a large central reception hall with a tiled floor and an under stairs recess. There is a spacious ground floor cloakroom with space to install a shower. The study/fourth bedroom has a tiled floor.





From the hall, double doors open through to a superb triple aspect living/dining room overlooking the walled garden, with a central brick fireplace and wood burner, an oak floor, a gallery above, and 2 pairs of French doors to outside.

The spacious kitchen/breakfast room features cream country style units, teak worktops, electric range cooker (with extractor and 3-quarter mantel above), dishwasher, twin ceramic sink, fridge-freezer, and French doors to a patio.



Off the kitchen is a utility room with space and plumbing for washing machine, space for tumble dryer, storage cupboard, and door to the integral carport.

From the hall, stairs lead to a spacious galleried landing which gives access to 3 double bedrooms. Bedroom 1 has a high vaulted ceiling with full height cathedral style windows, built-in double wardrobe, and en suite shower room (with wash basin, WC, shower cubicle, wash basin, fully tiled walls and towel radiator.)



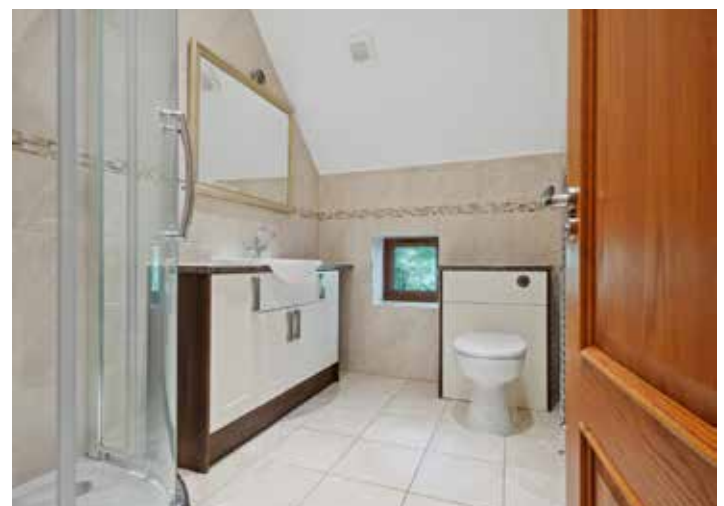


Bedroom 2 has 2 built-in double wardrobes, a high vaulted ceiling, 2 skylights and a window to the end gable, and bedroom 3 has a double wardrobe, a high ceiling, 2 full height cathedral style windows, and laminate flooring.

The family bathroom comprises WC, wash basin, bath (with shower screen) and fully tiled walls.

From the village road, electric gates set in a high brick wall lead to a gravel driveway belonging to the neighbouring property, over which The Beeches enjoys a right of way. A 5-bar gate gives access to The Beeches' private drive which provides excellent parking facilities and leads to an integral carport (with lighting, power points, and a secure loft hatch to a useful attic store.)

The gardens extend all around the house and have brick wall and hedge boundaries, lawns interspersed with trees, well stocked borders, a brick built wood-store, and a large patio at the rear of the house.



## The Beeches, Horton

Approximate Gross Internal Area :- 156 sq mt / 1679 sq ft



### DISCLAIMER:

Winkworth 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 Winkworth 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.





**Location:** Horton is a popular village located at the edge of the Cranborne Chase and less than 7 miles from Wimborne town centre. It has an 18th century parish church, Drusilla's Inn, a modern village hall, and Horton Tower, an iconic 5-storey folly. The renowned Remedy Oak golf course is close by, and there is good road access to the A31 towards Bournemouth, Southampton and the M3 for London.

**Directions:** From Wimborne, proceed north on the B3078 towards Cranborne for about 5 miles. At the Horton Inn, turn right, signposted to Horton, and continue to the village. Proceed past the right hand turning to Chalbury Common and, after a short distance, the brick wall and electric gates leading to the property can be found on the left hand side.

**Council Tax:** Band E

**EPC Rating:** Band C









[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)  
01202 841171

15 East Street | Wimborne  
Dorset | BH21 1DT

Christopher  
**Batten**

in association with

Winkworth