



**Mulberry House, Horton  
Wimborne, Dorset, BH21 7JA**

A contemporary 5 bedroom, 3 storey detached family house set in the heart of the picturesque village of Horton, about 5 miles north of the market town of Wimborne Minster.

**PRICE GUIDE:  
£750,000-£775,000**

**FREEHOLD**



Christopher

**Batten**

in association with

**Winkworth**



A truly unique architect-designed family home extending to over 2200ft<sup>2</sup>, arranged over 3 floors, the property is immaculately presented, with outstanding features including a superb kitchen/dining/living area with bifolding door to outside, and spectacular first floor views over farmland from the front and rear. There is a delightful walled garden.

Built in 2017, the house is of timber-framed construction, with facing brick and timber shiplap elevations under a natural slate roof.

It is connected to mains electricity and water, and has powder-coated aluminium double glazed windows.

An airsource heat pump provides under floor heating to the ground and first floors. Further benefits include the remainder of the property's 10-year warranty, CAT5 cabling with 80mb Broadband, an MVHD airflow system, and electric blinds.



2



5



3



An entrance hall with a cloakroom opens into the impressive open plan kitchen/dining/living room which has a comprehensive range of bespoke, hand-painted units including a large central island and breakfast bar, stone worktops with concealed lighting, a range of integrated Bosch appliances including oven, combi oven/microwave and bean-to-cup coffee maker, Quooker tap, a feature stone-clad fireplace wall, and bifolding doors to the garden.

Double doors lead to a sitting room with doors to a semi-circular paved terrace at the front.



There is a separate utility room with space for washing machine and dryer, and a walk-in store cupboard housing a pressurised hot water cylinder.

On the first floor, the spacious principal bedroom suite features a Juliet balcony with garden views, a feature fireplace, a walk-in dressing room and an en suite shower room. There are 2 further double bedrooms, both with Juliet balconies, a fitted study/bedroom 5, and the superb family bathroom.



On the second floor is a guest suite including a bedroom with vaulted ceiling and fitted furniture, and a shower room with views towards Horton Tower.

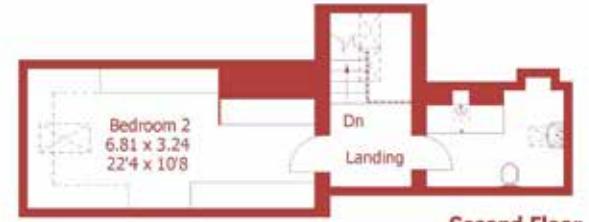
A private driveway owned by Mulberry House leads to a brick paviour drive with a brick boundary wall, providing parking for a number of vehicles with a Hypervolt 7.4kw electric vehicle charger installed on the drive. There is a terrace at the front, with a paved path and shrub borders leading around to the attractive, walled rear garden which enjoys a good degree of seclusion.

The garden has been landscaped with artificial grass, paved terrace accessed from the kitchen, 2 rockeries, and a central path leading to a garden studio/summerhouse (with power, light and heating.) There is a feature garden lighting system with wall and flood lighting.





Approximate Gross Internal Area :- 206 sq m / 2216 sq ft



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

What if the Hokey Cokey  
really IS what it's all about?



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Horton is a popular village located at the edge of the Cranborne Chase and 5 miles from Wimborne town centre. It has an 18th century parish church, 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. At the Horton Inn, turn right, signposted to Horton. After about a mile, the driveway to Mulberry House can be found on the left hand side, just before the lychgate on the right.

**COUNCIL TAX:** Band E. **EPC RATING:** Band C







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