



**ANGUS HOUSE, HINTON MILL FARM, HINTON PARVA, WIMBORNE, DORSET, BH21 4JG
£595,000 FREEHOLD**

EXCLUSIVE DEVELOPMENT OF JUST 9 NEW HOMES, A COMBINATION OF CONVERSION AND NEW BUILD, HINTON MILL FARM OFFERS GENEROUS ACCOMMODATION WITH A RURAL OUTLOOK, TUCKED AWAY IN THE HAMLET OF HINTON PARVA WITHIN THE CRANBORNE CHASE & WEST WILTSHIRE DOWNS AREA OF NATURAL BEAUTY, LESS THAN 3.5 MILES FROM THE QUIANT TOWN CENTRE OF WIMBORNE MINSTER.

SUMMARY:

Key features: Selection of 2 & 3 bedroom barns surrounded by sprawling countryside. Flexible accommodation suitable for modern living. High quality Porcelanosa kitchens with integrated appliances and stone worktops. Open plan kitchens with living areas leading to gardens. Turfed gardens with well sized patios ideal for al fresco dining. Sleek bathroom suites with high quality fixtures and fittings. 2 allocated parking spaces with each home. Additional visitors' parking. Completions expected towards the end of 2025.

AT A GLANCE

- Contemporary rural living
- Tucked away in the hamlet of Hinton Parva
- Underfloor heating to all ground floors
- High quality Porcelanosa kitchens with integrated appliances and stone work tops



DESCRIPTION:

The homes at Hinton Mill Farm have open plan kitchen, living & dining spaces perfect for modern living. They include high specification Porcelanosa kitchens with integrated appliances and stone worktops. Utility rooms to all homes provide essential storage and allow the generous open plan spaces to remain sleek and uncluttered.

Underfloor heating with high quality wood effect floor to the ground floor or plush high pile carpet throughout upper floors (with radiators) echoes the quality and all homes benefit from either large French doors or bi-fold doors to the gardens which are laid to lawn with patios perfect for al fresco dining.

Principal bedrooms to all homes include sleek modern en suites with ample space for free standing storage; with additional bedrooms plenty large enough for twin or double arrangements. With Porcelanosa tiling and fittings, the bathrooms are a subtle reminder of the quality on offer here at Hinton Mill Farm.

All homes include two parking spaces, some with private driveway.



LOCATION:

Situated in 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.

Offering 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 Lacey, Badbury Rings and the award-winning beaches of Bournemouth & Poole, to name just a few.

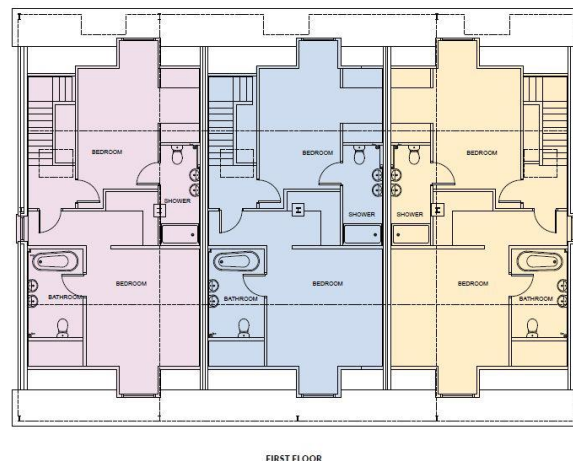
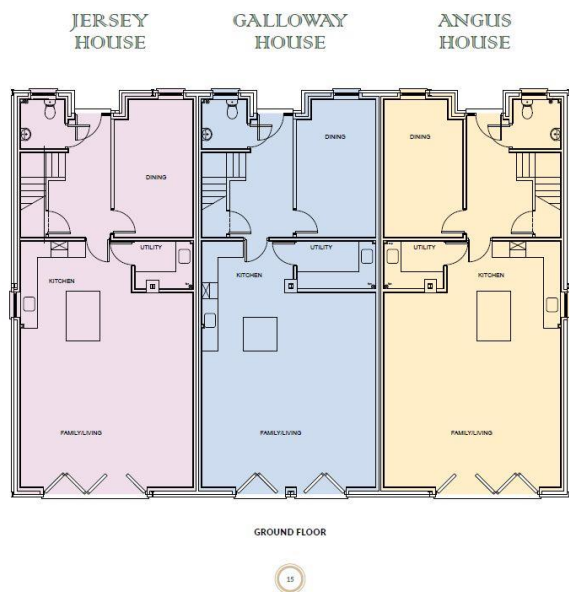
COUNCIL TAX:

Band NA

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.





JERSEY HOUSE			GALLOWAY HOUSE			ANGUS HOUSE		
Internal area	151.3 SQM	1628 SQFT	Internal area	152.99 SQM	1646 SQFT	Internal area	155.1 SQM	1669 SQFT
Kitchen / Living	20ft x 20.7ft		Kitchen / Living	29.10ft x 20.6ft		Kitchen / Living	29.10ft x 20ft	
Family Room / Bed 3	16ft x 8.10ft		Family Room / Bed 3	16ft x 8.10ft		Family Room / Bed 3	16.2ft x 8.10ft	
Bedroom 1	19ft x 13.8ft		Bedroom 1	20.4ft x 13.7ft		Bedroom 1	19.6ft x 13ft	
Ensuite	9.10ft x 5.11ft		Ensuite	9.6ft x 5.11ft		Ensuite	9.6ft x 5.11ft	
Dressing Room	8.6ft x 6.6ft		Dressing Room	9.6ft x 6.6ft		Dressing Room	9ft x 6.6ft	
Bedroom 2	17.11ft x 10ft		Bedroom 2	17ft x 9.10ft		Bedroom 2	18ft x 9.4ft	
Ensuite	11ft x 4.7ft		Ensuite	11ft x 4.7ft		Ensuite	11ft x 4.2ft	



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.

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