



3 RUDDLEMOOR FARM, HORTON ROAD, WOODLANDS, WIMBORNE, DORSET, BH21 8NE
£435,000 FREEHOLD

A VERY WELL PRESENTED 2 BEDROOM END OF TERRACE BARN CONVERSION SITUATED ON THE FRINGE OF RUDDLEMOOR FARM, IN A RURAL GATED COMMUNITY OF 7 PROPERTIES, CLOSE TO THE RENOWNED REMEDY OAK GOLF CLUB AND ABOUT 8 MILES FROM WIMBORNE.

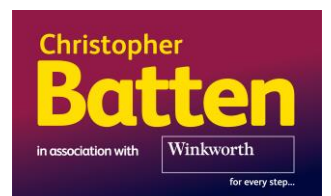
SUMMARY:

The property benefits from an airtight heating system and timber double glazing.

AT A GLANCE

- Very well presented
- Magnificent living/dining/kitchen area
- 2 double bedrooms
- 2 tarmac parking spaces
- Rural gated community

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

Sliding doors lead to a magnificent living/dining/kitchen area with a wide oak boarded floor and a high vaulted ceiling.

The light, dual aspect living area has a full height window and a single casement door to outside. The kitchen has hardwood work surfaces, stainless steel sink, a range of units, double fan oven, 4-plate ceramic hob, extractor, integrated dishwasher, and island/breakfast bar with drawers beneath.

There is also a utility room with matching worktop and units, and an inner hallway (with wide oak boarded floor and built-in coat cupboard.)

Bedroom 1 is a spacious double room with a glazed door and windows giving superb views over the meadowland, an en suite dressing room and an en suite shower room (with shower, vanity unit, wash basin, WC and towel radiator.)

Bedroom 2 is a double room with fitted storage, and a glazed door and window giving superb views over the meadowland.



There is a spacious family bathroom with bath, vanity unit, wash basin, WC, towel radiator and airing cupboard housing a pressurised hot water cylinder.

There are 2 tarmac parking spaces in front of the barn, a front garden which is laid to lawn, and a large side garden with sleeper steps up to a sloping lawn which fronts the drive. A paved pathway leads to a full width paved terrace where there is an airsource unit and a shed. Sleeper steps lead up to an area of meadowland extending to over 100ft, enclosed by a mixed hedge.

LOCATION:

Ruddlemoor Farm is 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.

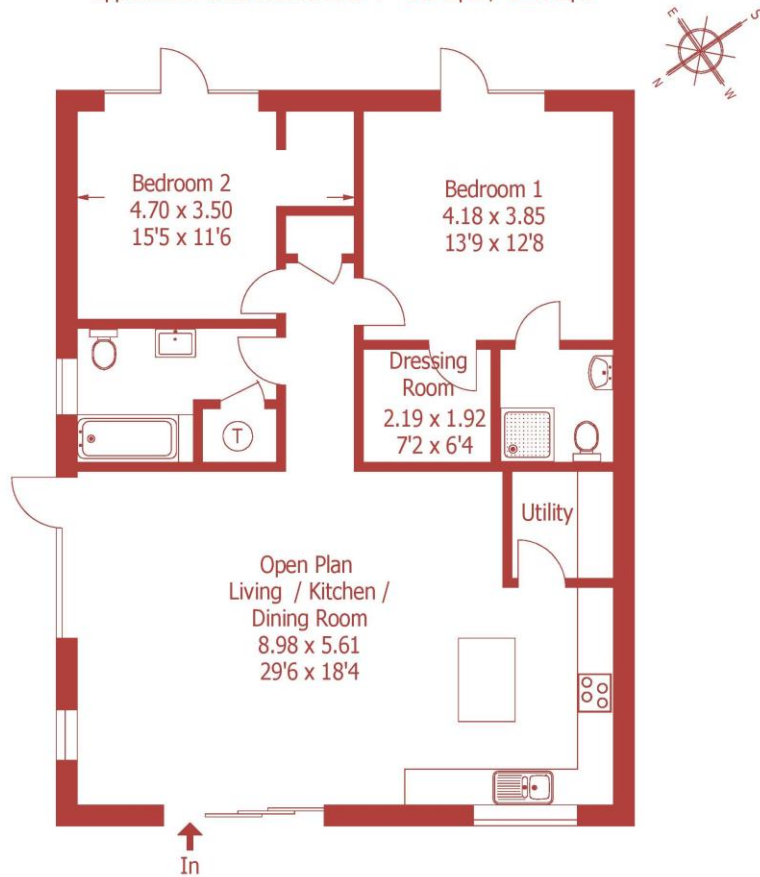
COUNCIL TAX: Band C

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.



Approximate Gross Internal Area :- 105 sq m / 1129 sq ft



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		87
(81-94)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten 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 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.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

