



47/48 Hinton Parva
Wimborne, Dorset, BH21 4JG

EXCELLENT REFURBISHMENT
OPPORTUNITY:

A detached Victorian cottage,
currently divided into 2 properties and
offering great scope for improvement and
conversion back into a delightful character
home (subject to planning consent.)

GUIDE PRICE: £700,000-750,000

FREEHOLD



Christopher
Batten

in association with

Winkworth



The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

The property, which is in need of complete renovation, stands on a large garden plot of almost 0.4 of an acre, with ample space for parking and garaging, in an idyllic rural location tucked away from main roads and traffic noise in a pretty hamlet approximately 1.5 miles north of Wimborne Minster.

Currently part of the Gaunts Estate, the building is of traditional construction, with facing brick elevations, stone stills and mullions, a ridged roof of small plain tiles, and a tall brick chimney.

It is connected to mains water and electricity and has a private drainage system.





In the current configuration, number 47 comprises entrance porch, living room, inner lobby/utility room, scullery, bathroom, kitchen and 2 first floor bedrooms.

A driveway to the side of the property extends to the large rear garden where there is access to number 48, which comprises entrance hall, sitting room (with open fireplace), kitchen (with propane gas boiler, electric hob and oven), bathroom and 2 first floor bedrooms. Bedroom 1 is a dual aspect room which has been semi-divided by a partition wall, and has a Victorian fireplace.



Timber swing gates lead to some corrugated outbuildings and a large expanse of lawn.

The garden has a southerly aspect, ample off road parking, an open-fronted barn style timber garage, and a large chicken enclosure/ kitchen garden.



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. On reaching the first group of houses on the left, the property can be found towards the end of the row.

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have main-line rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.





For identification purposes only, not to scale, do not scale

DISCLAIMER:

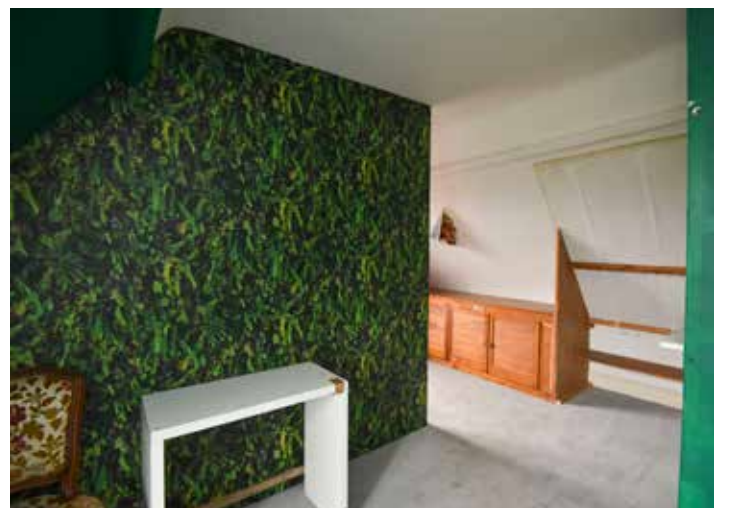
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COUNCIL TAX: 47: Band C 48: Band C

EPC RATING: 47: Band G 48: Band F







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