



Old Wall House
Hampreston
Wimborne, Dorset, BH21 7LX

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A beautifully refurbished and presented 4 double bedroom, 4 reception room character family house offering spacious accommodation, ample off road parking and a private, semi-walled garden, in a sought after, picturesque village.

Hampreston is a delightful setting with a First School and a historic church, enjoying easy access to the centres of Wimborne and Ferndown, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Bournemouth International Airport is also within easy driving distance.

An interesting feature of this attractive home is a large attic hobbies room with access to a balcony (with delightful views across open countryside.)

The property is tastefully presented throughout and benefits from gas central heating, double glazing, a boot room, a utility room and a walk-in pantry. The property has a private drainage system.

Viewings by appointment

Price Guide: Offers In Excess Of £900,000 Freehold





A covered entrance way leads to a central reception hall, off of which is a cloakroom (with wash basin, WC and towel radiator.) There is a large dual aspect living room with brick fireplace, gas fire, pelmet lighting, and French doors to the rear garden. The spacious dining room has a solid timber floor, a wide bay window and French doors to the garden.

The kitchen/breakfast room comprises ample units and worktops, gas Aga, extractor above, integrated dishwasher, twin bowl sink, space for American style fridge-freezer, ceramic tiled floor, and bifold doors to an attractive conservatory with French doors to the rear garden. From the kitchen an archway leads to a utility room with sink, worktops, units, space and plumbing for washing machine, space for tumble dryer, large walk-in pantry, and stable door to the rear garden.

Adjacent to this is a boot room (with Viessmann gas central heating boiler and Gledhill pressurised water system.) To the front there is an attractively fitted study (formerly a garage) with floor-to-ceiling glazed cabinets, shelving and laminate flooring.

From the hall, stairs lead to a spacious first floor landing with airing and shelved cupboards. Bedroom 1 has delightful views over the garden and open countryside beyond, a walk-in wardrobe, and an en suite shower room (with shower, WC, wash basin, electric shaver point and fully tiled walls.) Bedroom 2 has an en suite shower room (with concealed cistern WC, wash basin, corner shower and towel radiator.) Bedrooms 3 and 4 have wardrobes, and the family bath/shower room comprises corner bath, WC, wash basin, large walk-in shower, circular window and blue glass block screening.





From the landing, a door leads to a second staircase providing access to a large attic hobbies room featuring an eyebrow window to the front, access to eaves storage space, Velux style windows, and door to a sun balcony (with chrome rails and glazed screens.)

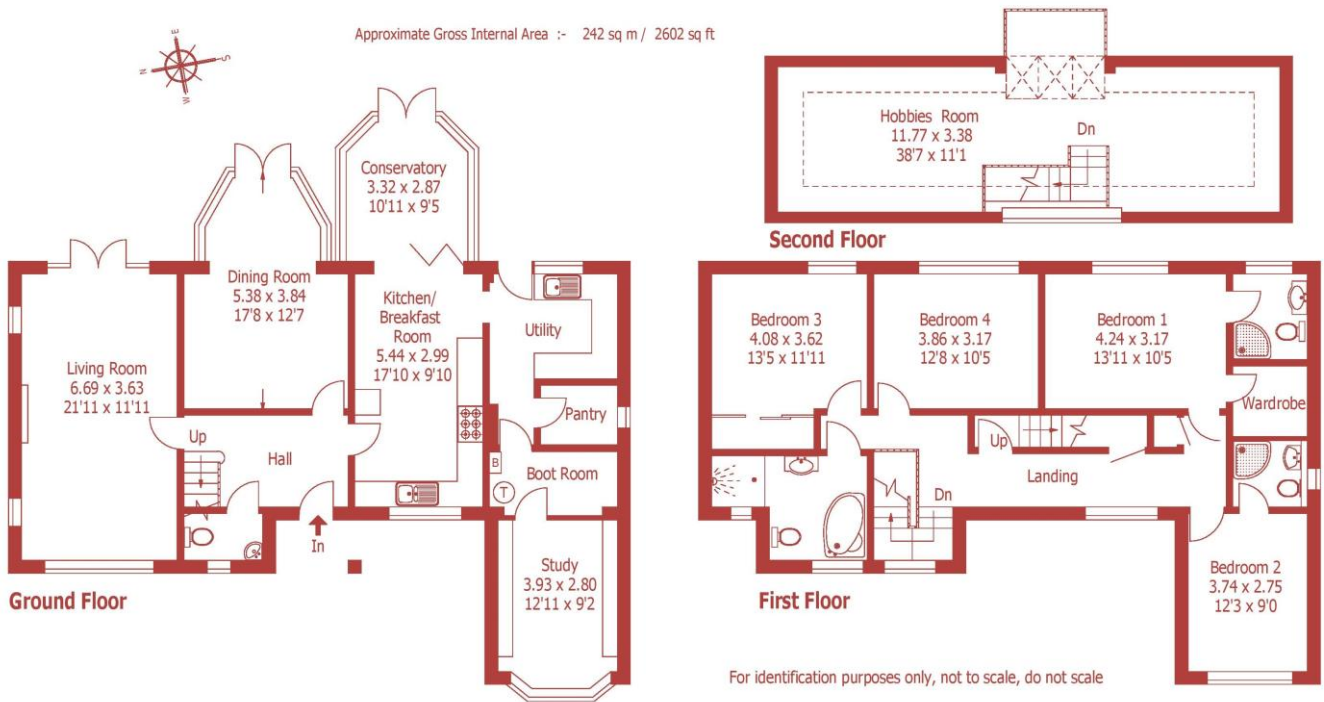
A wide driveway provides ample off road parking, and there are raised flower beds and a central shrubbery. A side gate leads to the semi-walled rear garden which features a paved patio and sun terrace, lawn, timber shed (with power), fishpond with filter, exterior lighting, and gravelled area with raised flower bed.

Directions: From the 'Haskins' roundabout in Longham, proceed along Ham Lane towards Wimborne. Turn left into Hampreston village. The property is the second property on the left.

Council Tax: Band F

EPC Rating: Band D





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