



Christopher
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in association with

Winkworth

Magdalene Cottage, Hinton Martell, Wimborne
Dorset, BH21 7HE

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Hinton Martell
Wimborne, Dorset
BH21 3RL

A delightful Grade II Listed 4 bedroom detached 18th century thatched cottage adjacent to the famous fountain in the heart of the picturesque village of Hinton Martell, about 5 miles north of Wimborne Minster.

PRICE GUIDE:
£1,245,000 FREEHOLD

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Outstanding features include a wealth of exposed beams and timbers, oak boarded floors, 2 impressive brick open fireplaces and a superb contemporary style kitchen/breakfast room. Throughout the cottage there are generous ceiling heights with at least 7ft clearance in most rooms. It is set in an outstanding south west facing plot which extends to over half an acre.

Traditionally built circa 1760 with a brick plinth, lime render cob walls, exposed brick features, a ridged thatched roof and 2 brick chimneys, the property is connected to mains water and electricity. The accommodation offers scope to create an independent annexe if required.

In the last 4 years the property has undergone a programme of refurbishment, including replacement of oil fired heating with LPG (with below-ground gas storage), a new Vaillant boiler, installation of a new private drainage system (water treatment plant), re-thatching of the front of the house, renewal of the garage and flat roofs, and solar panels.

An entrance porch leads to a large reception hall with an oak boarded floor and a fine view onto the garden. To one side is an attractive family snug with fitted dresser, and inglenook fireplace (with bressummer beam, wood burning stove and bread oven).



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There is a large sitting room with a full height brick open fireplace, exposed ceiling beams and timbers, attractive views onto the front garden, and glazed double doors to the dining room, from which double doors open onto the garden.

A particular feature of the cottage is the superb, dual aspect kitchen/breakfast room which features contemporary units, Airforce induction hob with built-in extractor, Bosch electric oven (with warming drawer and microwave), dishwasher, kickboard heater, and peninsular unit with sink, and space for American style fridge-freezer.

There is a long split level first floor landing. The dual aspect master bedroom overlooks the gardens and boasts a dressing area (with fitted dressing table and wardrobes) and an en suite shower room.

There are 2 further double bedrooms, both of which have cupboards, and a family bathroom (including a rolltop bath).

The former garage can be accessed from both the front drive and the rear garden. An entrance lobby leads to a kitchen housing the Vaillant LPG fired boiler. There is also a fully tiled wet room with basin and WC, a boot room and a staircase leading to the first floor bedroom.

The cottage is set well back from the village road. Electric gates lead to a long driveway and a gravelled courtyard. There is an attached double garage (with ledged-and-braced double doors, lighting and power), and excellent parking.

The front garden is enclosed by a beech hedge and walling, and has 2 flat lawns interspersed with mature trees including maple, holly and conifers, and established borders with climbing roses. The LPG storage tank is below the ground.

The rear garden is enclosed by close boarded post-and-rail fencing and mixed hedges, and features a large lawn with trees including chestnut, maple, conifer and fir, a potting shed and a garden storage area. There is an outdoor entertaining area with a large log cabin (with a bar). A deck houses a swimming pool heated by solar panels and a heat pump.







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.

LOCATION: Hinton Martell is a picturesque setting between the villages of Witchampton, Gaunts Common (both of which have First Schools) and Horton and about 10 minutes' drive from the market town of Wimborne Minster which offers an excellent range of schools and amenities. The wider area is well served by independent schools including Queen Elizabeth's, Dumpton, Castle Court and Canford, and there is good access by road to the coastal resorts of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

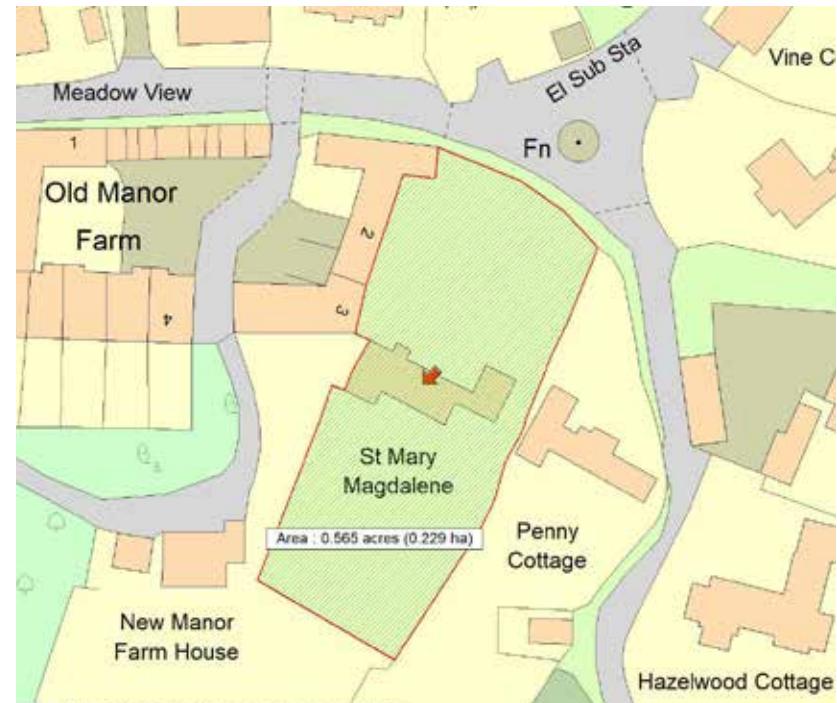
DIRECTIONS: From Wimborne, proceed north on the B3078 Cranborne Road for about 4 miles. Just past the left hand turning for Witchampton, take the next right hand turning, signposted to Hinton Martell. On approaching the centre of the village, there is a fountain, and Magdalene Cottage is set back from the road, directly opposite.

COUNCIL TAX: Band TBC.

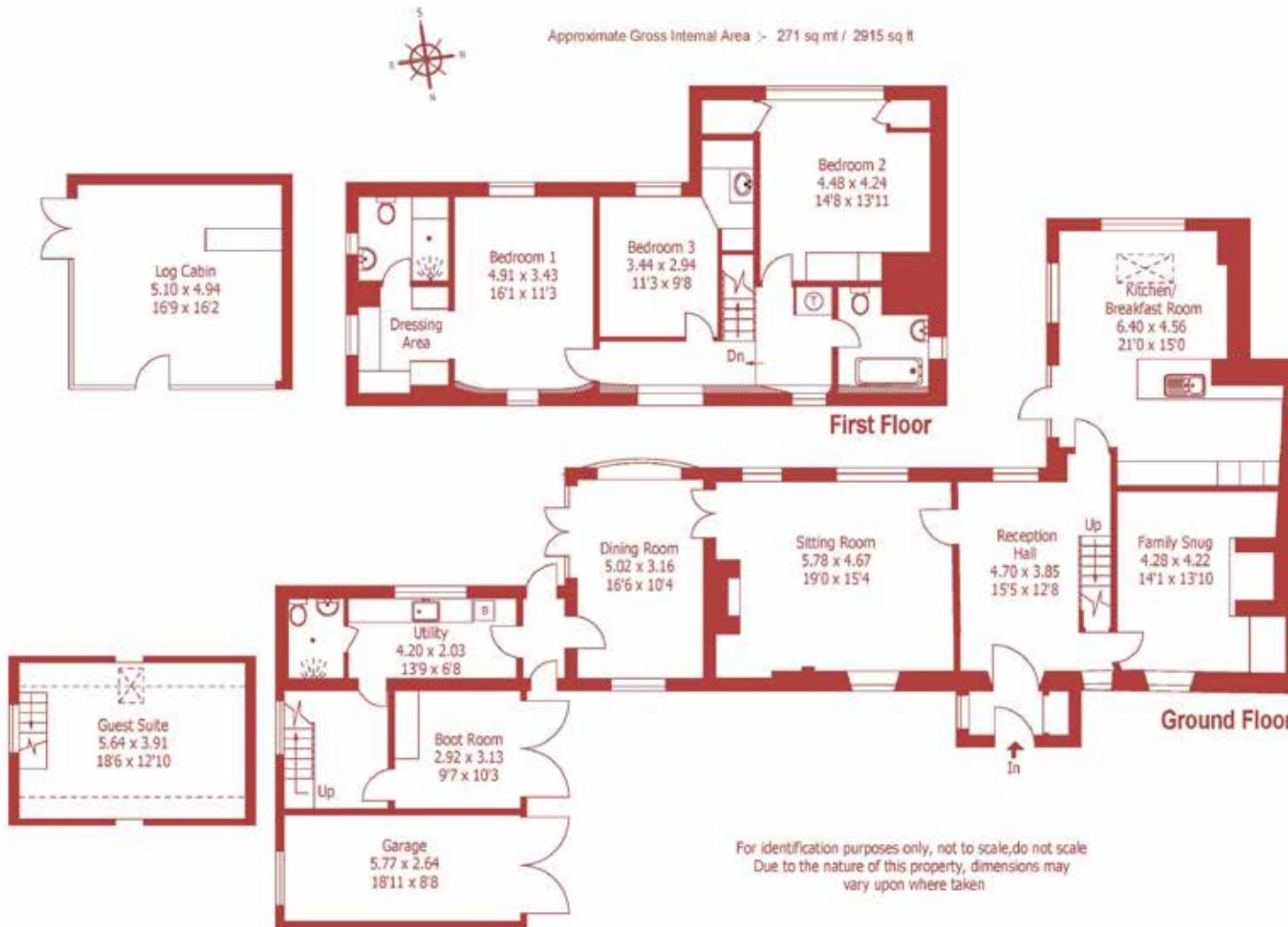
EPC RATING: Band TBC.











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