



THE LODGE, CRANBORNE ROAD, HINTON MARTELL, WIMBORNE, DORSET, BH21 7HQ
PRICE GUIDE: £525,000-£550,000 FREEHOLD

A CHARMING 2 BEDROOM DETACHED VICTORIAN LODGE SITUATED IN A DELIGHTFUL COUNTRY LOCATION, WITH AN ADJACENT PADDOCK OF APPROXIMATELY HALF AN ACRE, AMPLE OFF ROAD PARKING, RETAINING CHARACTER FEATURES INCLUDING SHUTTERS TO A NUMBER OF WINDOWS, AND A NUMBER OF SOLID TIMBER FLOORS.

SUMMARY:

Built circa 1886, The Lodge was previously a gatehouse to the former paper mill at Witchampton, which is now an exclusive, gated development, and an estate cottage.

The property requires refurbishment, and offers great scope for extension and further improvement, subject to the necessary planning consents. The Lodge has an oil fired central heating system (with an external boiler which has not been in working order and is in need of attention), a number of double glazed windows, a Calor gas bottle serving the hob, mains electricity and water, and a private drainage system.

AT A GLANCE

- Situated in a delightful country location
- With an adjacent paddock of approximately half an acre
- Character features
- Great scope for extension and further improvement, STPP
- Ample off road parking



DESCRIPTION:

A front door leads through to a central reception hall with hardwood flooring, and there is a downstairs shower room comprising a corner shower, wash basin and WC.

The kitchen/living room features a wood burning stove, and doors lead out to the rear garden. The open plan kitchen is fitted with a range of units, Calor gas hob, and a pantry.

The separate sitting room has a wood burning stove (presently not in use), and a further family snug/study with a door leading to an enclosed porch which has a door to outside.

From the central reception hall, a staircase leads to the first floor landing where there is access to an eaves storage cupboard. Bedroom 1 has built-in wardrobes, bedroom 2 has an airing cupboard housing a pressurised hot water cylinder. There are excellent views from the first floor windows across open countryside.



The Lodge is situated at the junction of the Cranborne Road and a private road leading to the former Witchampton paper mill, which is now an exclusive, gated development.

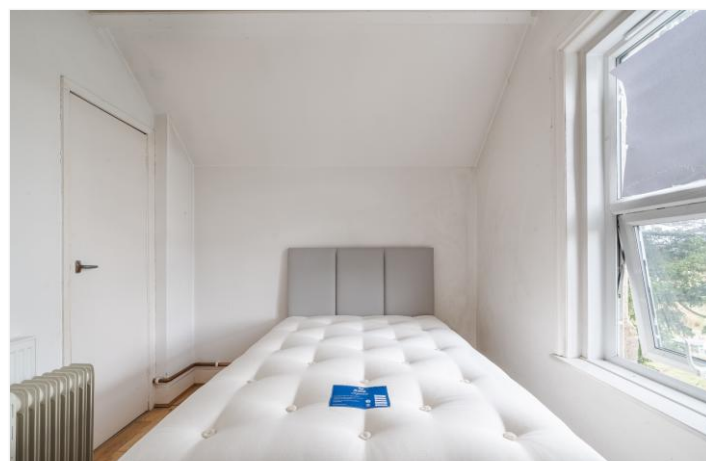
A high hedgerow screens the property from the road, and there is a driveway providing off road parking. The enclosed rear garden has a paved garden terrace featuring a barbecue outbuilding, and lawns interspersed with a selection of specimen shrubs and plants. Adjacent to the property, off the lane, is a 5-bar gate providing access to an adjacent paddock which amounts to approximately half an acre.

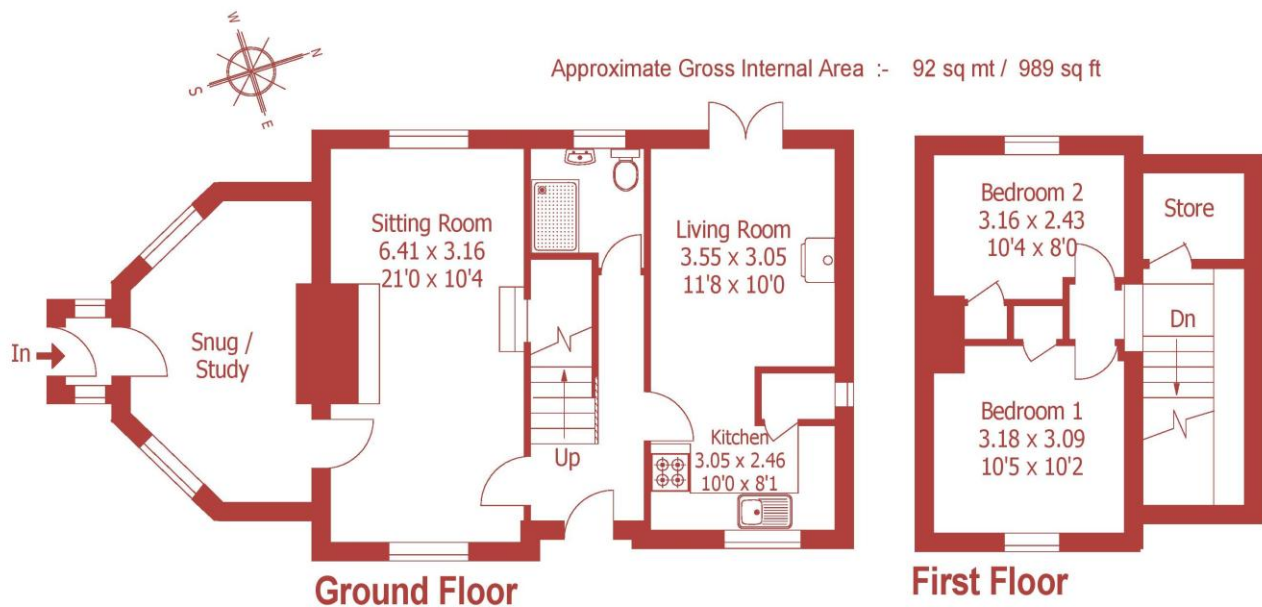
LOCATION: The property is set just off the B3078 Wimborne-Cranborne road. The nearby pretty village of Hinton Martell has a fountain and a parish church, set between Gaunts Common and Witchampton, both of which have First Schools. There is a post office/shop in nearby Furzehill, and a community shop/club in Witchampton. Furzehill and Holt both have pub/restaurants. The market town of Wimborne Minster is easily accessible by road, as are the coastal towns of Poole and Bournemouth, and the city of Salisbury, all of which have mainline rail links to London Waterloo.

COUNCIL TAX: Band F

DIRECTIONS:

From Wimborne, proceed towards Cranborne on the B3078. At the crossroads signposted left to Witchampton and right to Gaunts Common, continue ahead, passing Highlea Farm on the left and the turning to Hinton Martell on the right. The Lodge can be found after short distance on the left hand side, off the small access lane leading to Witchampton Mill.





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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