

Mulberry House, Horton Wimborne, Dorset, BH21 7JA

A contemporary 5 bedroom,

3 storey detached family house set in the heart of the picturesque village of Horton, about 7 miles north of the market town of Wimborne Minster.

PRICE GUIDE: £800,000-£825,000

**FREEHOLD** 







Winkworth

in association with



A truly unique architect-designed family home extending to over 2200ft2, arranged over 3 floors, the property is immaculately presented, with outstanding features including a superb kitchen/ dining/living area with bifold door to outside, and spectacular first floor views over farmland from the front and rear. There is a delightful walled garden.

Built in 2017, the house is of timber-framed construction, with facing brick and timber shiplap elevations under natural slate roof. α

It is connected to mains electricity and water, and has powder-coated aluminium double glazed windows.

An airsource heat pump provides under floor heating to the ground and first floors. benefits include the remainder of the property's 10year warranty, CAT5 cabling with 80mb Broadband, an MVHD airflow system, and electric blinds.

















An entrance hall with a cloakroom opens into the impressive open plan kitchen/dining/living room which has a comprehensive range of bespoke, hand-painted units including a large central island and breakfast bar, stone worktops with concealed lighting, a range of integrated Bosch appliances including oven, combi oven/microwave and beanto-cup coffee maker, Quooker tap, a feature stone-clad fireplace wall, and bifold doors to the garden.

Double doors lead to a sitting room with doors to a semi-circular paved terrace at the front.



There is a separate utility room with space for washing machine and dryer, and a walk-in store cupboard housing a pressurised hot water cylinder.

On the first floor, the spacious principal bedroom suite features a Juliet bacony with garden views, a feature fireplace, a walk-in dressing room and an en suite shower room. There are 2 further double bedrooms, both with Juliet balconies, a fitted study/bedroom 5, and the superb family bathroom.



On the second floor is a guest suite including a bedroom with vaulted ceiling and fitted furniture, and a shower room with views towards Horton Tower.

A private driveway owned by Mulberry House leads to a brick paviour drive with a brick boundary wall, providing parking for a number of vehicles. There is a terrace at the front, with a paved path and shrub borders leading around to the attractive, walled rear garden which enjoys a good degree of seclusion.

The garden has been landscaped with artificial grass, paved terrace accessed from the kitchen, 2 rockeries, and a central path leading to a garden studio/summerhouse (with power, light and heating.) There is a feature garden lighting system with wall and flood lighting.



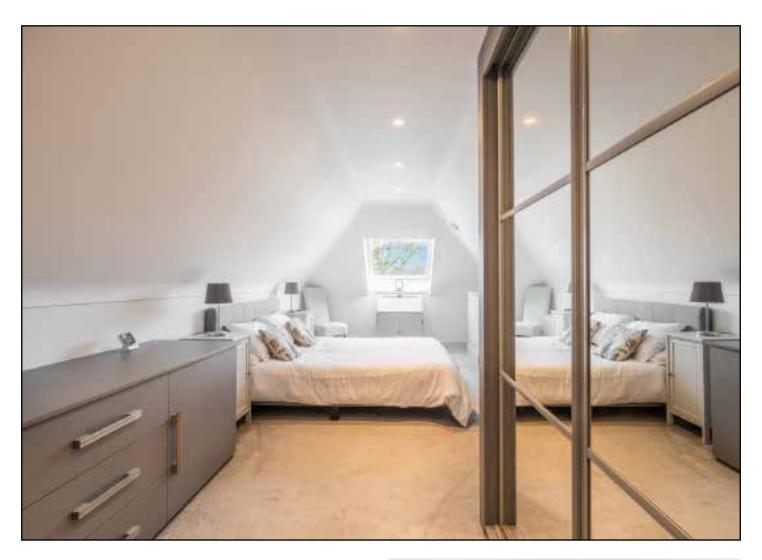






## DISCLAIMER:

Winkworth 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 Winkworth 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.



Horton is a popular village located at the edge of the Cranborne Chase and less than 7 miles from Wimborne town centre. It has an 18th century parish church, a modern village hall, and Horton Tower, an iconic 5-storey folly.

The renowned Remedy Oak golf course is close by, and there is good road access to the A31 towards Bournemouth, Southampton and the M3 for London.

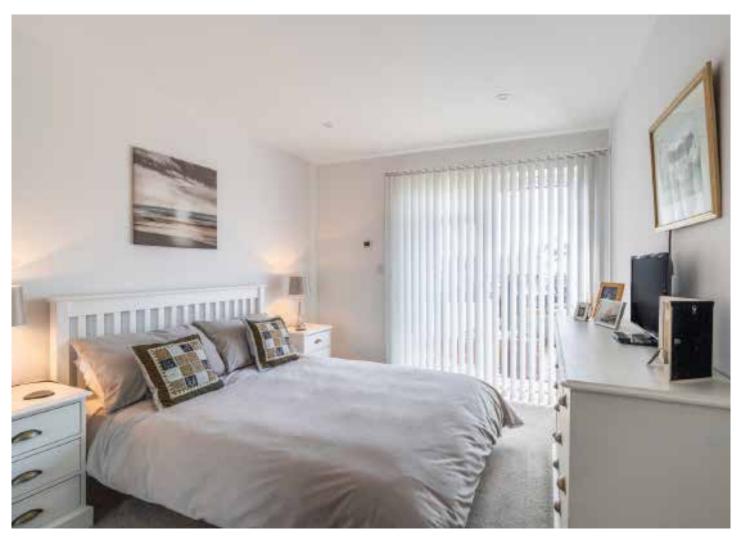
DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne for 5 miles. At the Horton Inn, turn right, signposted to Horton. After about a mile, the driveway to Mulberry House can be found on the left hand side, just before the lychgate on the right.

COUNCIL TAX: Band E

EPC RATING: Band C























properties@christopherbatten.co.uk 01202 841171

15 East Street | Wimborne Dorset | BH21 1DT



Winkworth