



FOXLEY, HINTON MARTELL, WIMBORNE, DORSET, BH21 7HG
£640,000 FREEHOLD

A 3 DOUBLE BEDROOM DETACHED HOUSE WITH FAR REACHING SOUTHERLY VIEWS OVER OPEN COUNTRYSIDE, SET IN THE HEART OF THIS PICTURESQUE VILLAGE.

SUMMARY:

Built in the 1960s, the house has brick elevations under a concrete interlocking tiled roof, oil fired central heating, UPVC double glazing, and fitted solar panels generating free electricity and a rebate from the National Grid.

Standing in a large, south facing garden, Foxley offers great scope for extension (subject to planning consent) and improvement.

AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- South facing rear garden adjoining countryside
- Lovely rural views
- Great scope for extension (STPP) and improvement
- Set in a picturesque village



DESCRIPTION:

A reception hall (with a cloakroom) leads to an open plan lounge/dining room with brick fireplace, wood burner and casement door to the rear garden. The kitchen/breakfast room overlooks the front garden and has modern units, a breakfast bar, appliance space, and a UPVC double glazed door to a utility room (with sink, cupboards, space and plumbing for washing machine, doors to the front and rear elevations, and door to the garage.)

An open plan staircase leads to a first floor landing with airing cupboard and retractable ladder to the loft. There are 3 double bedrooms and a spacious bathroom. Bedroom 1 has fitted wardrobes and furniture, and extensive southerly views over open countryside.

The front garden is bounded by hedging and has a lawn. A driveway provides ample off road parking and leads to a garage with up-and-over door, currently partitioned to form a home office with lighting and power points. A gate leads to side of the house, where there is a woodstore and the oil central heating boiler.



The south facing rear garden has a paved terrace adjacent to the house, a lawn, well stocked borders, a heating oil storage tank, a timber shed, a greenhouse, a circular patio and an enclosed area (formerly a chicken enclosure/kitchen garden.)

LOCATION:

Hinton Martell is a pretty village with 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.

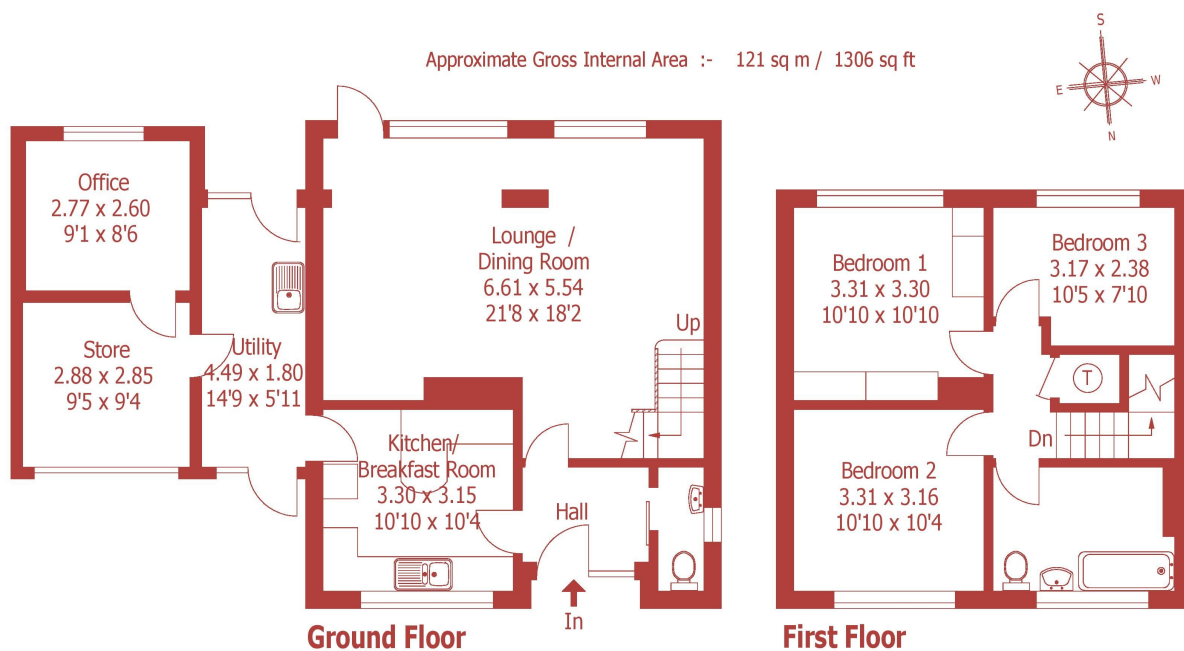
COUNCIL TAX:

Band D

DIRECTIONS:

From the B3078 Wimborne-Cranborne Road, turn off towards Hinton Martell. On entering the village, the property can be found on the right hand side, just before the village fountain and parish church.





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

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.

Energy Efficiency Rating	
Current	Potential
	101
A (95+)	
B (81-91)	
C (69-80)	
D (55-68)	72
E (39-54)	
F (21-38)	
G (1-20)	
<small>Not energy efficient - higher running costs</small>	
<small>England, Scotland & Wales EU Directive 2002/91/EC</small>	

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