



Lavenham  
Hinton Martell  
Wimborne, Dorset, BH21 7HG

A 3/4 bedroom detached house with a large, south facing rear garden and outstanding views across the surrounding countryside, situated in a popular and picturesque Dorset village.

PRICE GUIDE: £595,000  
FREEHOLD





For sale with NO FORWARD CHAIN, the property offers scope for improvement, and benefits from an airsource heat pump and replacement UPVC double glazing. It offers flexible accommodation including a dining room/fourth bedroom and shower room on the ground floor, a garage, ample off road parking, and a delightful garden adjoining open countryside to the rear.

A spacious entrance lobby leads to a reception hall with woodblock flooring and a laundry cupboard (with plumbing for washing machine.)

The living room has woodblock flooring, a fire-place (with wood burner) and a recess with a wall unit.



2



3



2



The separate dining room/bedroom 4 has French doors and windows giving an attractive outlook over the south facing rear garden.

There is a lobby/utility area connecting with the garage and the ground floor shower room.

The kitchen/breakfast room has cream coloured units, hardwood worktops, Hotpoint electric double oven, Calor gas hob, extractor, Bosch slimline dishwasher, walk-in shelved recess, and space for fridge-freezer.



From the hall, stairs lead to a first floor landing with airing cupboard (containing a pressurised hot water cylinder) and retractable ladder to the boarded loft space (with fitted light.)

There are 2 bedrooms to the rear, with far reaching views over the surrounding countryside, and one to the front with a delightful village outlook. There is also a shower room.



Outside, a gravel driveway provides ample off road parking and leads to an attached garage with timber swing doors, lighting, power points and workbench. The front garden has a hedge boundary and is lawned, with a mulberry tree. There is access at the side of the house to the rear garden where there is a paved patio, an established wisteria, an airsource heat pump, a lean-to, an ornamental fishpond, a lawn, apple trees, a large timber outbuilding, and a greenhouse (with grapevine.) The garden adjoins open countryside to the rear.

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.





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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.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. After about 5 miles, pass the left hand turning to Witchampton, and turn right towards Hinton Martell. Continue into the village, and the property can be found on the right hand side, before reaching Manor Farm.

Council Tax: Band F

EPC Rating: Band D







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