



Stepping Stones
Haythorne, Horton
Wimborne, Dorset, BH21 7JG

An unusual 4 bedroom detached rural home, for sale with NO FORWARD CHAIN, set in lovely half acre gardens, away from the road off a gravel lane, in the delightful hamlet of Haythorne Common. The property is now in need of modernisation.

PRICE GUIDE: £700,000-£725,000
FREEHOLD

Christopher
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in association with

Winkworth





Originally built as a much smaller 2 bedroom bungalow in the 1960s, and extended by the present owners in 1987, adding the living room, conservatory, upstairs bedroom and bathroom, utility room and car port. The property is of traditional construction, with cavity brick walls, tile hung and rendered elevations, a tiled roof, oil fired heating, UPVC double glazing and 14 solar panels. The property is connected to mains electricity and water, and private drainage.

Stepping Stones has a quirky internal layout, with the majority of the accommodation on the ground floor, and offers great potential for extension, re-modelling and modernisation, subject to the necessary planning consents.

It is set in an idyllic rural location, with many scenic walks close by, about 7 miles north of Wimborne Minster.





An entrance vestibule with sliding doors leads to an L-shaped hall with an airing cupboard, off of which is a wet room (with single glass panel, wash basin, WC and underfloor heating) and a separate WC.

There is a spacious living room with a stone open fireplace and a wood burner (with back boiler supplying the hot water.) Double glazed sliding doors lead to a conservatory with double glazed windows and sloping roof, doors to outside, a stone floor and a superb view onto the garden.

At the other side of the hall there is a dual aspect dining room with electric fire and large picture window overlooking Haythorne Common. The adjacent kitchen/ breakfast room overlooks the rear garden, and includes work surfaces, oak units, split level oven, ceramic hob, extractor, breakfast bar and space for white goods. A door leads to a utility room with worktop, space for white goods, and door to the carport.

Bedroom 3, currently used as a study, is a spacious room overlooking the rear garden, bedroom 4 has a front aspect, and bedroom 2 has built-in wardrobes.

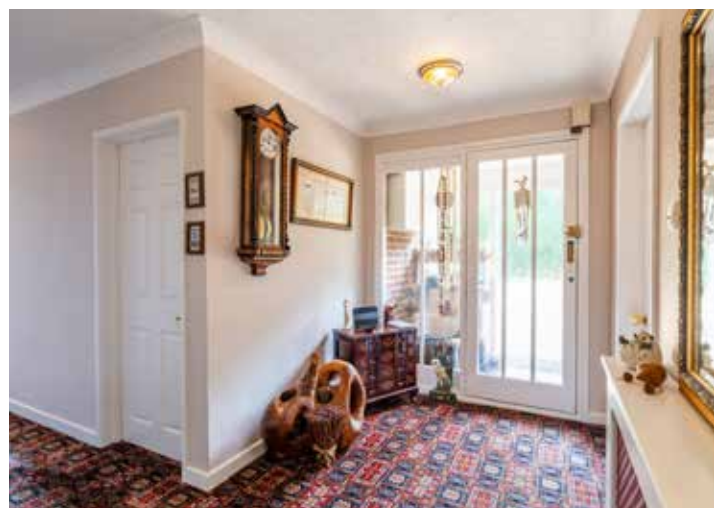


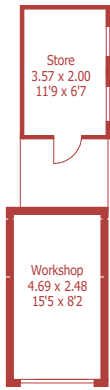
A staircase (with a half landing and a fine view of the garden) leads to a semi-galleried first floor landing with a built-in wardrobe and access to extensive walk-in eaves storage. Bedroom 1 is a superb dual aspect room with fitted mirrored wardrobes, and a superb view over the garden and farmland beyond.

Also on the first floor is a large bath/shower room with corner bath, shower cubicle, twin wash basins, WC and bidet.

Stepping Stones is set some distance from the road, off a gravel lane. A large gravelled courtyard (with a central stone roundabout) offers excellent off road parking and leads to a large double carport, open to the front and the rear. To the rear of the house, the garden is arranged as a flat lawn, with a large entertaining terrace.

The half acre plot features a large number of deep beds forming a productive vegetable growing area also established fruit trees and bushes.

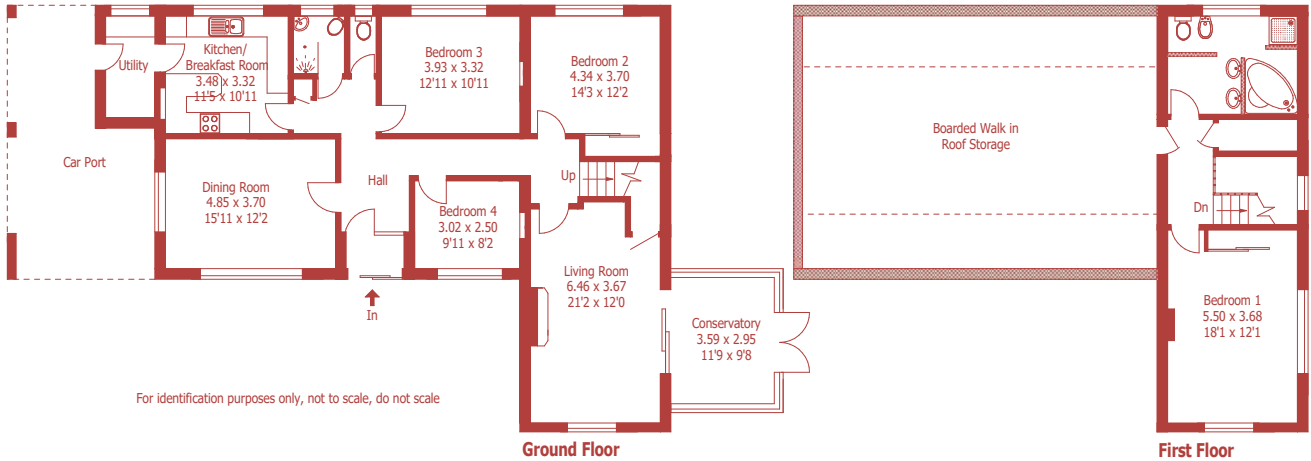




Stepping Stones, Haythorne Common

Approximate Gross Internal Area :- 178 sq m / 1911 sq ft
Excluding Roof Storage

Out Buildings Approximate Gross Internal Area :- 20 sq m / 213 sq ft



DISCLAIMER:

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There is a wealth of planting including oak, pine and azalea, rough pasture, a timber chalet, compost bins, raised beds, a greenhouse, garden stores, a former garage, a timber shed, an oil storage tank and an external oil fired boiler.

Haythorne Common can be found between the villages of Horton (which has an impressive village hall, a parish church, and The Horton Inn) and Woodlands. Shops can be found at Three Legged Cross, Verwood, Cranborne and Wimborne, all of which are within easy driving distance, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne. At the Horton Inn, turn right and proceed into Horton village. Having passed the village hall on the left, turn left, signposted to Woodlands, and proceed into Haythorne Common. Turn right into a gravel track which leads to several properties including Stepping Stones.

Council Tax: Band G. EPC Rating: Band D.







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