



Christopher
Batten

in association with

Winkworth

Pound Farm, Uppington, Hinton Martell
Wimborne, Dorset, BH21 7HP

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A beautifully presented 5 bedroom detached country house standing in an elevated position with commanding views over the splendid countryside and as far as the Isle of Wight, set in grounds of about 3 acres.

GUIDE PRICE: £1,950,000
FREEHOLD

COUNCIL TAX: Band H
EPC RATING: Band E

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This fine country residence is set within both landscaped formal gardens and paddocks, approached off a long, sweeping driveway providing ample off road parking, with an open fronted heritage style garaging and a storeroom.

In recent years, Pound Farm has undergone a programme of extensions and refurbishment to a high standard of specification, and is now presented in truly exemplary decorative order. It benefits from an oil fired central heating system, UPVC double glazing, and offers a wealth of high quality fixtures and fittings including wood burners, some exposed woodblock flooring, superb open plan kitchen/open plan family room (with a number of integrated appliances), and quality sanitary ware.

In addition to the main house and 3 acres, there is a further 3.65 acres available including a barn which has planning permission (P/FUL/2023/03317) to demolish and replace with a new build barn style residence. The barn would comprise of a 3 bedroom property of about 1500 square feet, with its own independent drive access. This can be included within the sale at an overall figure of £2,500,000.



A high gabled entrance porch (with front door) leads through to an orangery style entrance hall which has a tiled floor. The main spacious reception hall has woodblock flooring, a cloakroom, and a grand staircase leads to the first floor.

There is a nicely proportioned sitting room featuring an Adam style fireplace (with inset wood burner), French doors to the garden terrace, and a large, square bay garden room with French doors to the gardens. The formal dining room/family snug features beamed ceilings and a wood burner.

The impressive kitchen/open plan family room has been extensively fitted with an excellent range of hand built and painted units including a dresser, and comprises granite worktops, large central island, oil fired Aga, full height larder fridge and drawer freezer, dishwasher, cupboard containing a microwave, further cupboard housing an oil fired boiler, Bosch induction hob with cooker hood above, Bosch double oven, French doors to the gardens, and the family room features a wood burning stove. In addition, there is a separate utility room with appliance space and plumbing for washing machine, further fridge/freezer, door to outside, and a further door to a shower room with WC, wash hand basin, shower, and fully tiled walls.





From the main reception hall, a staircase leads to the galleried landing where there is access to loft space (with retractable ladder), and double doors leading out to a rear roof terrace (with a wrought iron balustrade) enjoying extensive country views.

The dual aspect principal bedroom suite enjoys views of Horton Tower and the Isle of Wight, with a dressing room and an en suite bath/shower room featuring twin sinks, concealed low cistern WC, twin ended bath, shower, and fully tiled walls.

Bedroom 3 has wardrobes and door access to the roof terrace, and there is a family bath/shower room comprising a panelled bath, shower, twin sinks, WC, ladder rack style radiator, and fully tiled walls.

From the lower landing, there is a dual aspect second bedroom with an en suite shower room with a semi-pedestal wash hand basin, walk-in shower, WC, fully tiled walls, access to a secondary loft area, and a fourth bedroom which enjoys extensive country views.

A secondary staircase from the sitting room leads to a first floor landing where there is bedroom 5/guest bedroom with dual aspect windows enjoying views over Horton Tower and the Isle of Wight, and a bathroom with fully tiled walls, WC, semi-pedestal wash hand basin, and a panelled





bath (with wall mounted shower fitment and glazed screen).

High gates open through to a gravelled sweeping driveway where on the lower level, there is a timber open fronted heritage style garaging with a store-room.

The grounds are landscaped with gently, sloping lawns interspersed with a selection of specimen shrubs and plants, a fishpond, and immediately adjacent to the property, there is a raised garden terrace enjoying a southerly aspect. The grounds extend all round the property, and as well as the formal area of gardens, there is land designated as a paddock.

The available additional land has an independent gated access from the lane leading to a large, timber barn which is presently arranged as stables with garaging and a workshop, and immediately adjacent to the barn is a large garden studio which has plumbing for a kitchen. Agents' note: plans are available for inspection regarding the planning permission (P/FUL/2023/03317) to replace the existing barn with a 3 bedroom barn style property, with the additional land.

Services include mains water and electricity, and a private drainage system.

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.

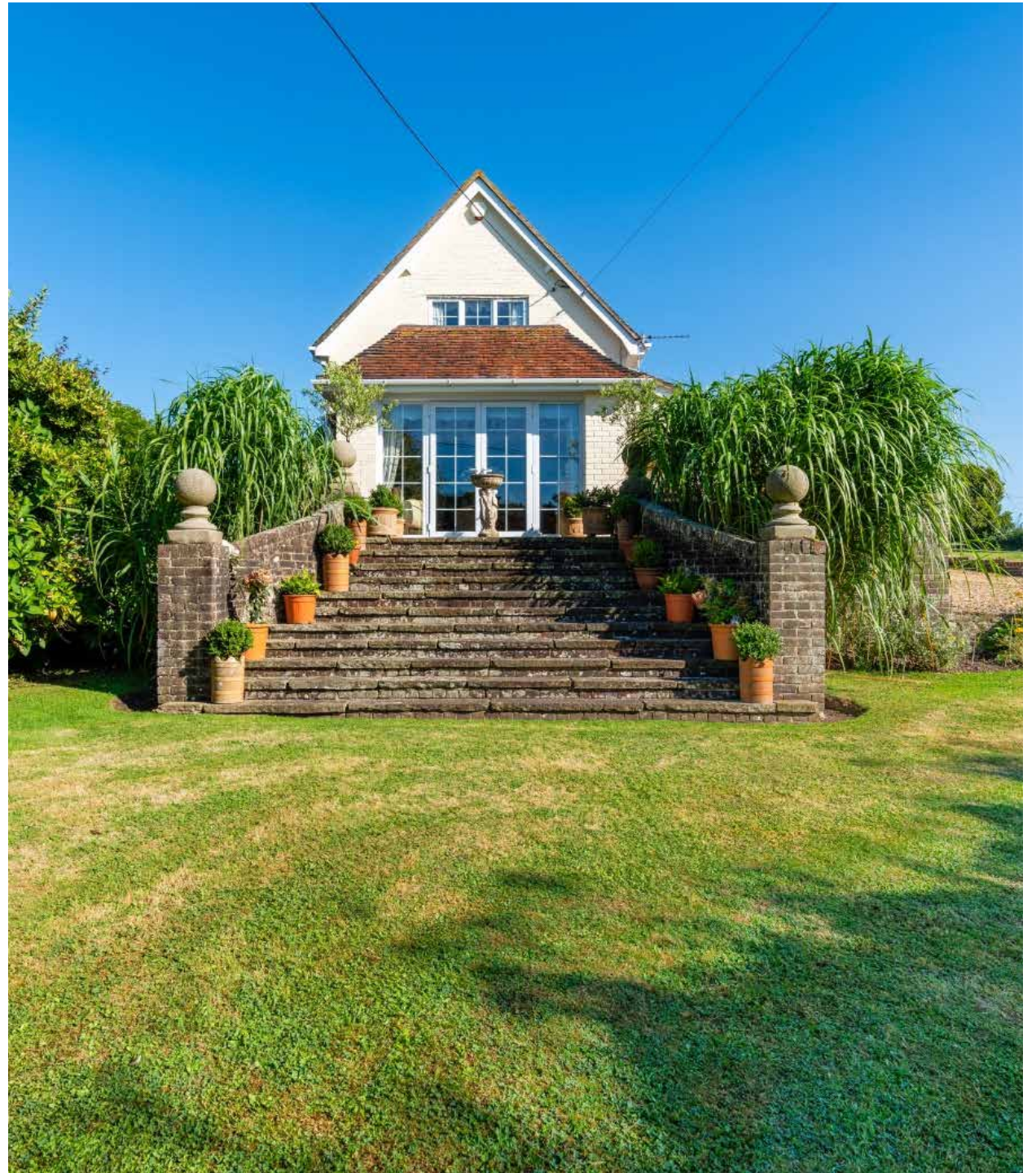


There is a post office/shop in nearby Furzehill, and a community shop/club in Witchampton. Furzehill and Holt both have pub/restaurants. The market town of Wimborne Minster is easily accessible by road, as are the coastal towns of Poole and Bournemouth, and the city of Salisbury, all of which have mainline rail links to London Waterloo.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne for about 5 miles. Turn right into the village of Hinton Martell, and proceed past the church and up the hill into the small hamlet of Uppington. Pound Farm can be found on the left hand side adjoining a small junction, and a narrow lane runs up by the side of the property where there is the second access.









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