



Christopher  
**Batten**

in association with

Winkworth

Hill House, Uppington  
Hinton Martell, Wimborne, BH21 7HP

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Dorset, BH21 7HP

An impressive 5 bedroom, 3 bathroom, 4 reception room detached house set in gardens and grounds of just under an acre, and paddocks of about 6.5 acres, in an Area of Outstanding Natural Beauty between Hinton Martell and Uppington, about 5 miles north of the market town of Wimborne Minster.

GUIDE PRICE: £1,350,000  
FREEHOLD



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The property offers spacious, well proportioned accommodation extending to over 3100ft<sup>2</sup>, arranged over 4 levels, benefitting from lovely views over the outstanding, beautifully landscaped gardens. There are adjacent paddocks of about 6.5 acres with stabling, ideal for those with an equestrian interest, and excellent walking and riding grounds are within easy reach.

The house is of traditional construction, with brick and rendered elevations and a concrete tiled roof, and is connected to mains electricity and water. There is private drainage, oil fired heating, UPVC double glazing, and oak flooring to much of the ground floor.

A post office/shop is available in the nearby village of Furzehill, and there are pubs in Holt, Furzehill and Horton. The thriving market town of Wimborne is within about 15 minutes' drive, and the coastal towns of Poole Bournemouth are also easily accessible.

A large entertaining terrace gives access to the house's spacious reception hall which has an under stairs cupboard and a cloakroom.

There are 4 reception rooms, 2 of which are large, dual aspect reception rooms to the front and rear, both of which have glazed doors giving lovely views over the gardens. The front lounge has a fireplace and a wood burner.

The superb dual aspect kitchen/breakfast room has a view over the garden, an excellent range of units, modern work surfaces, upstand, stainless steel sink, wine rack, oak breakfast bar, fitted shelves, Neff oven, Miele Calor gas hob, extractor, dishwasher, full height fridge and freezer, and Karndean floor.

 4  5  3

The spacious adjacent utility room has matching work surfaces and units, sink, space for white goods, floor standing oil fired boiler, stable door to outside, and door to a second cloakroom.

From the hall, an impressive staircase leads to a semi-galleried landing with blanket and airing cupboards.

Bedroom 1 has fitted wardrobes, a fitted dressing room, doors to balconies at both the front and rear (offering outstanding views over the garden and beyond), and an en suite bathroom with bath, twin basins, WC and bidet.

Bedroom 2 has a fitted en suite dressing room leading to an en suite shower room, and bedrooms 3 and 4 are spacious double rooms overlooking the front garden, with glimpses of Kingston Lacy in the distance.

There is also a large family bath/shower room.

On the lower ground level, beneath the upper terrace, there is a lined garden room with double glazed doors and oak flooring, ideal for use as a home office/studio.

Hill House is set in outstanding, extensive landscaped gardens and grounds with 2 entrances, including parking for multiple vehicles, an impressive 2-car garage/workshop (with excellent first floor storage space) and a limestone terrace across the full width of the house.

There are multiple lawns and terraces, a wealth of colourful shrubs, and the established hedges and trees including oak, cherry, willow, beech and blue cedar, offering privacy. A small waterway runs through the gardens, away from the house towards the village, forming the centrepiece of a fern garden feature, and there is a wildflower meadow area. Outbuildings include a greenhouse and sheds.







As you approach Hill House through the 5-bar gate, turn immediately right along a private stone driveway and you will find the property's 6.5-acre hillside paddock, which has a turnout area, a trough with a water supply, a covered storage area, a 3-box stable block with stable doors, corrugated roof, light, solar power, a concrete apron, and a field shelter. The whole area is enclosed by established trees and shrubs, and there are outstanding views over the Allen Valley to Badbury Rings and Bulbarrow Hill.

The picturesque market town of Wimborne Minster is centre around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church.

There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools, including Dumpton Preparatory School and Canford. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

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 towards Uppington. Hill House is set back from the road on the left hand side.

Council Tax: Band G

EPC Rating: Band E



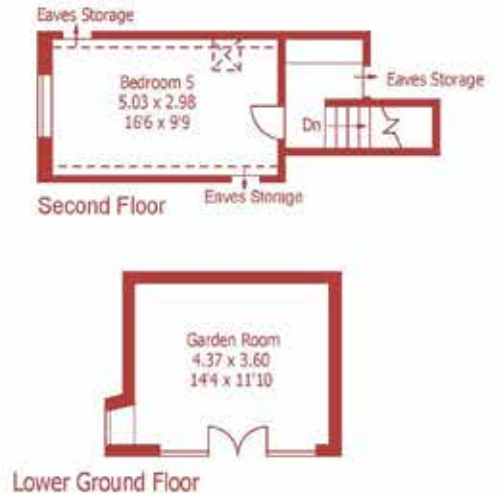
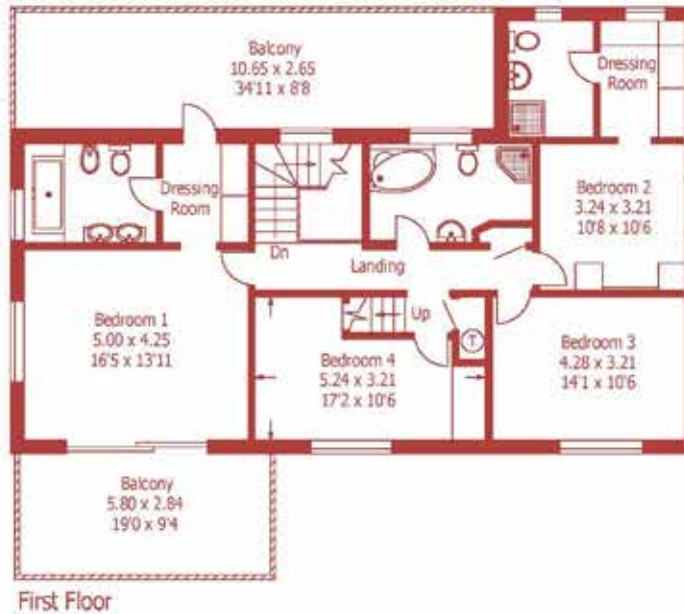
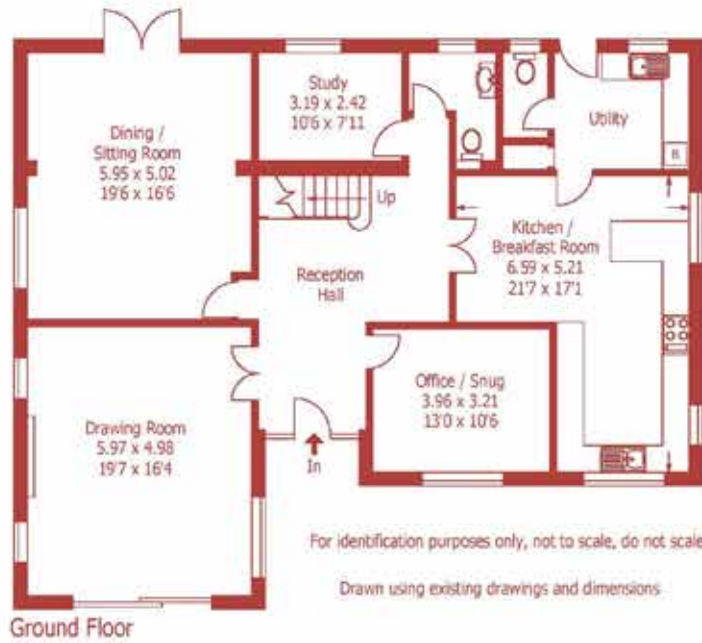






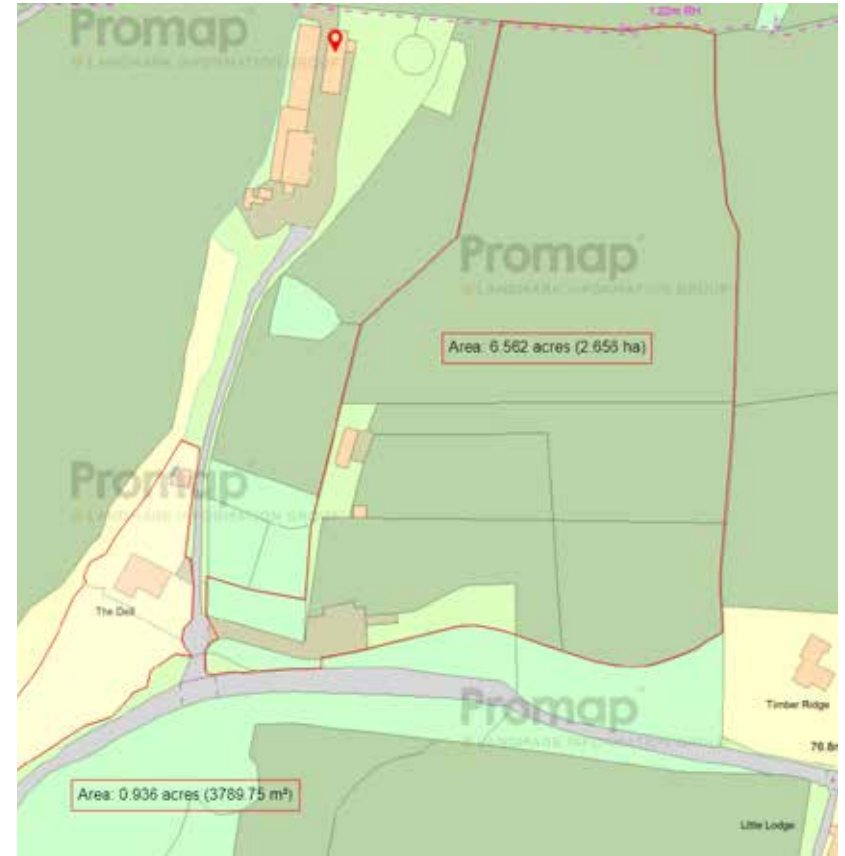


Approximate Gross Internal Area :- 293 sq m / 3155 sq ft



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