



Christopher
Batten

in association with

Winkworth

The Stables, Orchard Mews
Horton, Wimborne, BH21 7JA

A most impressive 4 bedroom detached barn style family home in the popular Dorset village of Horton, about 5.5 miles from the market town of Wimborne Minster.

GUIDE PRICE: £1,350,000
FREEHOLD



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The Stables extends to over 3100 sq ft of living accommodation, with particularly generous ground floor space which includes a large oak-framed garden room.

Constructed in 2000 to an award-winning design by leading local architects, the property blends barn style features with light and generously proportioned rooms. External features include Heritage red brick and dressed Portland stone.

Internal features include beamed ceilings in the drawing and kitchen/breakfast rooms, and solid pine doors throughout. Mains electricity and water. Private drainage/sewage. Oil central heating.

EPC- D | Council Tax -G



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ACCOMMODATION

HALLWAY/STAIRS/LANDING: Hallway with full height glazing and hardwood frames to front of the property. Natural slate flooring. Coat and storage cupboards. Feature hardwood staircase. Spacious semi-galleried landing with loft access.

CLOAKROOM: WC and wash hand basin.

DINING ROOM: Open plan off hallway via brick pillars. Partial exposed brick walling. Oak flooring. French doors onto patio steps leading to paved al fresco dining area.

DRAWING ROOM: Accessed via double doors from hallway. Dual aspect. Full height glazing with hardwood frames to front; French doors leading to garden room. Brick inglenook fireplace with bressummer beam and wood burning stove. Beamed ceiling. Natural pine flooring.

FAMILY ROOM: Accessed via double doors from hallway. Range of fitted cupboards and TV cabinet with bookshelves above. Oak flooring. Open access to garden room.

GARDEN ROOM: Oak construction. Full height glazing to three sides. Tiled roof. Natural slate flooring. Two sets of French doors leading onto sun terrace.

STUDY/HOME OFFICE: Dual aspect. Fully fitted with oak units including desk, cupboard, bookshelves.





KITCHEN/BREAKFAST ROOM: Spacious separate kitchen and eating areas with beamed ceilings and views to rear garden. Painted fitted wood units and large island. Black granite work surfaces. RangeMaster (electric ovens and grill; gas hob) inset into feature recess constructed from brick with beam over. Integrated fridge and dishwasher.

Eating area with space for family dining table and chairs. Full height glazing with hardwood frames. French doors to side of house.

UTILITY ROOM: Accessed from kitchen. Fitted units housing oil-fired boiler and water softener. Space for freezer, washing machine, and tumble drier. Fitted sink unit.

PRINCIPAL BEDROOM/DRESSING AREA/EN SUITE: Triple aspect. Overlooking back garden. Fitted wardrobes and drawer unit. En suite with separate bath and shower.

BEDROOM TWO/EN SUITE: Large double. Fitted double wardrobe. Dual aspect. Spacious ensuite with shower.

BEDROOM THREE/EN SUITE: Large double. Overlooking back garden. Spacious en suite with shower.

BEDROOM FOUR: Small double. Overlooking back garden. Fitted cupboard/bookshelf units.

FAMILY BATHROOM: Separate bath and shower. Spacious airing cupboard.







OUTSIDE

DETACHED DOUBLE GARAGE: Integral part of courtyard setting to front of property. Power and light.

THE GARDENS: The Stables is accessed by a private wide tarmac driveway owned by The Stables and its immediate neighbour Vines House (the latter built at the same time and in the same style.) The driveway leads to a secluded, gravelled courtyard area for each property, with frontage including trees and shrubs and outlook onto paddock land.

The rear garden, walled on two sides, is a spacious flat lawn area surrounded by mixed shrub and container planting, and a low yew hedge bounding the paved sun terrace. A mature specimen acer with surrounding rockery, a gazebo, and a water feature with pond, provide attractive focal points. Oil tank.



Both front and rear gardens benefit from a south-facing aspect and so enjoy a mixture of sun and dappled shade for prolonged periods.



LOCATION

The property is set in a secluded location in Horton, a Dorset conservation village surrounded by outstanding countryside on the fringe of the Cranborne Chase AONB. Horton is steeped in history, with its church on the site of a former monastery dating back to the year 961.

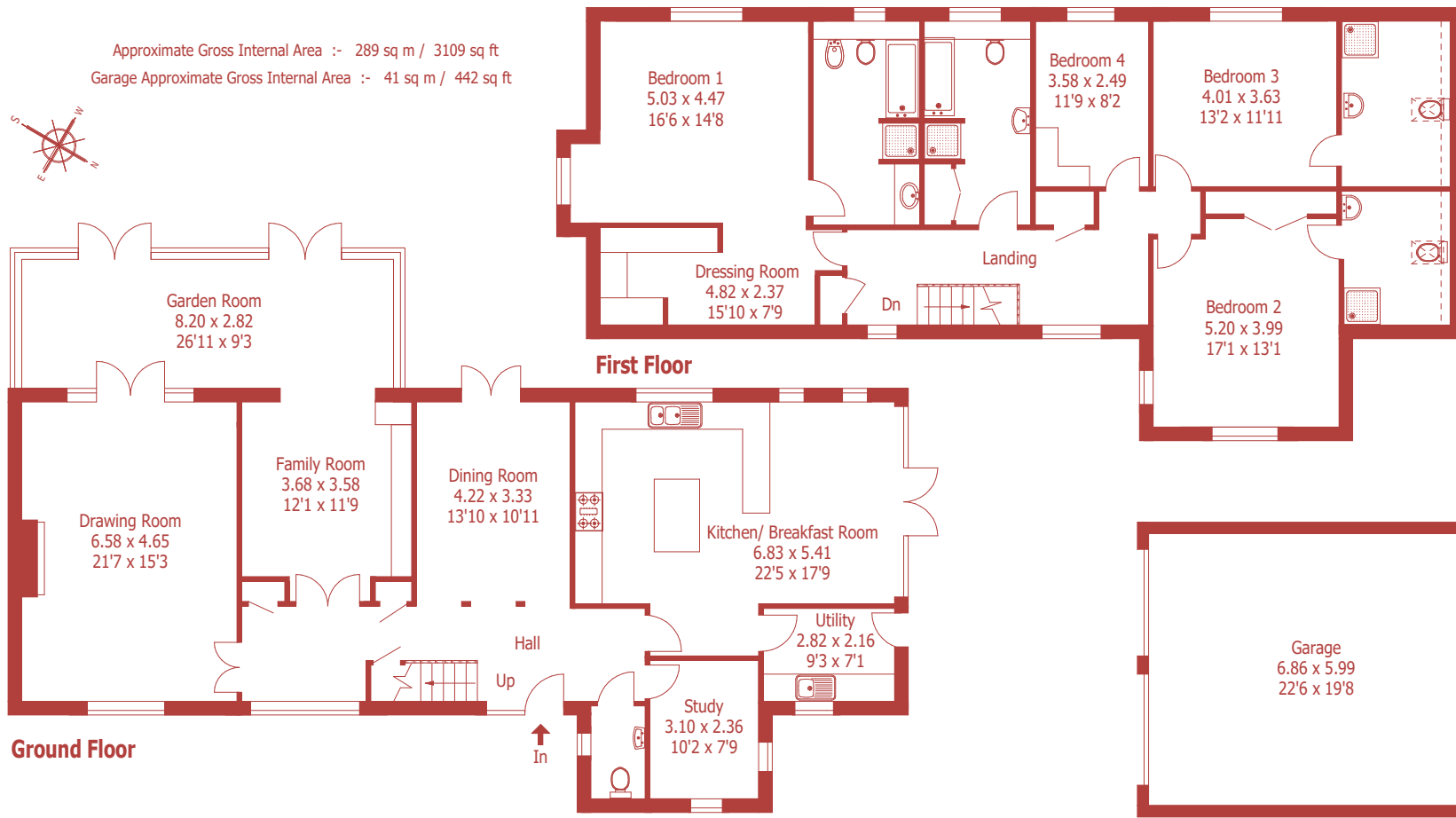
A range of activities is centred on its attractive barn style village hall and grounds. There is public access to a wide area via a multitude of footpaths and bridleways. The Horton Inn and Remedy Oak, a prestigious golf club, are on its outskirts.

Proximity to Wimborne, Verwood, Ringwood, Bournemouth and Poole provides easy commuting and access to a wealth of quality educational, retail, and sporting facilities. Salisbury and Southampton can be readily accessed for daily commuting, and provide direct rail services to London.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. After about 6 miles, at the Horton Inn, turn right, sign-posted to Horton. Proceed past the right hand turning to Chalbury, and the concealed drive to the property can be found immediately on the left hand side.







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

Drawn using existing drawings and dimensions

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