



Oaks Lodge, 4 Haythorne Common,
Horton, Wimborne, Dorset,
BH21 7JQ

A well presented, double-fronted 4 bedroom semi-detached house with double garage and extensive off road parking, in the delightful hamlet of Haythorne Common, adjoining Haythorne Copse to the rear.

ASKING PRICE: £625,000
FREEHOLD



Christopher
Batten

in association with

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Built in 1946, with facing brick elevations and a tiled roof, the house has been substantially extended in more recent years, and benefits from cavity wall insulation, oil fired central heating system and UPVC double glazing.

It is set in an idyllic rural location, with many scenic walks close by, and tastefully decorated throughout. The house features a wood burning stove, a double glazed rear conservatory, a large double garage/workshop and a well stocked, private garden.

The reception hall has pine flooring which continues through to a dual aspect living room with wood burner, pine flooring, fitted shelving incorporating radiator cabinets, and double glazed patio doors to the front and rear elevations.



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The kitchen/dining room has an oil fired Rayburn range cooker (which has a mantel above, 2 hotplates and an oven, and provides the central heating and hot water), units with solid oak doors, beech worktops, Belfast sink, electric induction hob, fitted larder cupboards and space for an appliance.

There is a separate utility room with units, sink, space and plumbing for washing machine and dishwasher, and space for fridge and freezer. The kitchen and utility room have linoleum flooring.

A rear lobby acts as a coat/boot room and has a door to the garden, and access to a cloakroom (with WC and wash basin.)

The rear conservatory is built on a brick plinth, with UPVC double glazed windows and roof, French doors to the garden, and exposed pine floorboards.



The spacious first floor landing has a study area, and a retractable ladder to the roof space (which has power.)

Bedroom 1 has a fully tiled en suite bathroom (with bath, shower above, WC and wash basin.) Bedroom 2 has laminate flooring, bedroom 3 has exposed floorboards and an airing cupboard, and bedroom 4 has a platform bed.

The family bathroom has a panelled bath with handspray attachment, a wash basin and a WC.

A 5-bar gate leads to a spacious driveway providing turning space and extensive off road parking. The house is set back from the road, with a large front garden featuring lawns, a pond, 2 plum trees, 2 apple trees and a fig tree. Part of the front garden is owned by our clients but is designated as common





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



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land, and forms a woodland area. A further 5-bar gate at the side of the house leads to a substantial double garage with side door, lighting, power points, and a large workshop at the rear.

There is a raised gravelled terrace adjacent to the house, and the rear garden, which offers a large degree of privacy, also includes a timber sun deck, a bin and oil tank storage area, compost bins, a lower lawn, and a former kitchen garden area now planted with wildflowers.

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.





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, sign-posted to Woodlands, and proceed into Haythorne Common. Oaks Lodge can be found on the left hand side.

Council Tax: Band C

EPC Rating: Band E





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