



Horton Inn House, Cranborne
Road, Horton, Wimborne
Dorset, BH21 1HW

A delightful 3 bedroom detached period cottage with a wealth of character features and extensive off road parking, in a rural setting just outside the village of Horton and about 5 miles from Wimborne.

PRICE GUIDE: £695,000
FREEHOLD





Dating back to the early 19th century, the property was formerly part of the Shaftesbury Estate. Owned by our clients since 1999, the property has been particularly well maintained and benefits from outstanding country views, particularly from the first floor.

The enclosed, well stocked gardens are a particular feature, and there is parking for at least 6 vehicles, with the potential, subject to planning consent, to build a garage.

The Horton Inn is opposite, and local shopping facilities are available at Furzehill and Cranborne.

The house is of traditional construction, with brick elevations to the original portion, whilst the modern (circa 1985) extension is of cavity construction with matching elevations. There are original ornate cast iron windows in pine frames.



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The property is connected to mains electricity and water, and has private drainage and a Calor gas heating system, a new boiler for which was installed in 2025. There is woodblock flooring in the sitting room and Amtico flooring in the kitchen/dining room.

An open-fronted gabled porch leads into a superb kitchen/dining room with a bay window overlooking the garden. The hand-built framed kitchen includes a butler's sink, a large island (with oak surface and cupboards including one for bins), integrated fridge, Cookmaster range cooker (with 7 burners, oven and drawer), extractor, and wall mounted Veissmann balanced flue boiler.

Full height pine glazed doors with leaded panels lead to the sitting room which has a large pine and cast iron fire place with a wood burner on a marble hearth. Further Accoya wood glazed doors lead outside.

An inner hall (with under stairs storage space) leads to a conservatory with a high gabled roof, double glazed pine casement windows overlooking the rear garden, a tiled floor and exposed brick walling.



There is also a small utility room with butler's sink, tiled worktop, space for washing machine, door to outside, and a cloakroom with WC and exposed brick wall.

From the inner hall, stairs lead to a long first floor landing with a loft access. 2 steps lead to an upper landing/study area. Bedroom 1 is a large, dual aspect double bedroom with built-in pine wardrobes, superb views and an en suite shower room. Bedroom 2 is a double room with full height pine wardrobes and views of the rear garden, and bedroom 3 has a dual aspect.

The family bathroom features a free standing rolltop bath, a feature wash stand (with 2 basins and cupboards under) and a high level Martineau, Beames and Madeley WC.

A stone driveway leads into a gravelled courtyard with parking for at least 6 vehicles. The house has an established grapevine, and there is access on both sides to the slightly elevated rear garden which is enclosed by fencing and a beech hedge, and has a well maintained lawn, a cherry tree, a viburnum, well stocked borders, a shingle terrace and a large pond surrounded by a crazy paved terrace.





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Location: Horton is a popular village located at the edge of the Cranborne Chase and less than 7 miles from Wimborne town centre. It has an 18th century parish church, Drusilla's Inn, a modern village hall, and Horton Tower, an iconic 5-storey folly. The renowned Remedy Oak golf course is close by, and there is good road access to the A31 towards Bournemouth, Southampton and the M3 for London.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne. At the Horton Inn, turn right, signposted to Horton. The drive to the property can be found immediately on the left hand side.

Council Tax: Band D

EPC Rating: Band G







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