



THE SCHOOL HOUSE, HINTON MARTELL, WIMBORNE, DORSET, BH21 7HE
£425,000 FREEHOLD

A BEAUTIFULLY PRESENTED GRADE II LISTED 2 BEDROOM SEMI-DETACHED COTTAGE CREATED FROM THE SKILFUL CONVERSION OF A VICTORIAN SCHOOL HOUSE, IN THE HEART OF THIS PICTURESQUE DORSET VILLAGE, FOR SALE WITH NO FORWARD CHAIN.

SUMMARY:

The property is presented in truly immaculate decorative condition, and outstanding features include a sitting room with a wood burner and an attractive wrought iron spiral staircase to the first floor, a bespoke framed kitchen with solid oak work surfaces and a range of built-in appliances, a garden/dining room to the rear, 2 double bedrooms and a well presented bathroom.



AT A GLANCE

- NO FORWARD CHAIN
- In the heart of this picturesque village
- 2 double bedrooms
- Delightful garden & off road parking
- Garden/dining room



DESCRIPTION:

The cottage benefits from oil fired heating (with cast iron cylinder radiators), original wrought iron windows to the front and painted hardwood double glazed windows to the rear. There is shared private drainage.

An attractive gabled entrance porch with front door leads to the dual aspect sitting room which features a wood burner and a wrought iron spiral staircase to the first floor.

There is a superb kitchen with bespoke framed units, solid oak surfaces, under-bowl stainless steel sink, Bosch touch-control ceramic hob and stainless steel extractor unit, Bosch fan oven, Bosch microwave, Bosch washer/dryer, integrated dishwasher and larder fridge, cylinder radiator, ceramic tiled floor, and hardwood double glazed casement doors to the garden.

A walkway gives access to the garden/dining room which has a ceramic tiled floor, full height double glazed windows, a high glass roof and double glazed casement doors to the garden.



From the sitting room, a wrought iron spiral staircase leads to the first floor landing which has access to loft space. Bedroom 1, to the front, has an excellent range of wardrobes and a Velux window. Bedroom 2 overlooks the rear garden, and the bathroom comprises a bath (with mixer tap, chrome shower, handspray shower attachment and glass screen), a vanity unit with wash basin and drawers beneath, a concealed cistern WC and a chrome towel radiator.

Outside, brick piers lead to a tarmac area with space to park 2 or 3 vehicles. The partly walled front garden is screened by a high beech hedge, and has a small lawn (with a central bay tree), planted borders and a lilac tree. A wooden gate gives access to the side where there is space for storage bins. A paved pathway leads to a delightful rear garden offering almost complete privacy, with a stone terrace, a raised lawn, shingle pathways, shrubs and a cherry tree.

LOCATION:

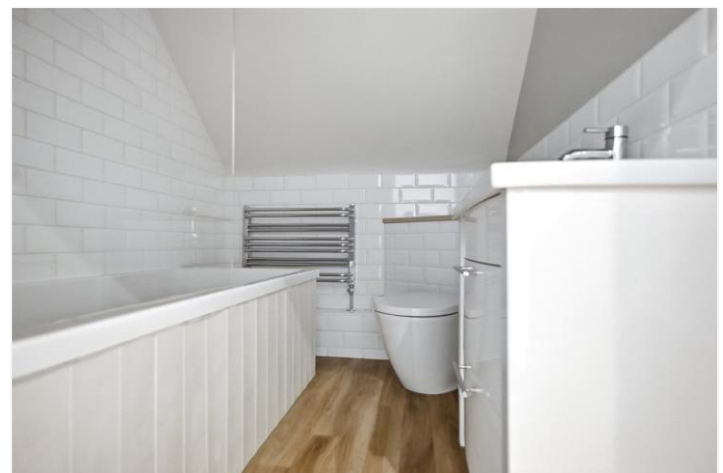
Hinton Martell is a pretty village with a fountain and a parish church, set between Gaunts Common and Witchampton, both of which have First Schools. There is a post office/shop in nearby Furzehill, and a community shop/club in Witchampton. Furzehill and Holt both have pub/restaurants. The market town 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.

COUNCIL TAX:

Band C

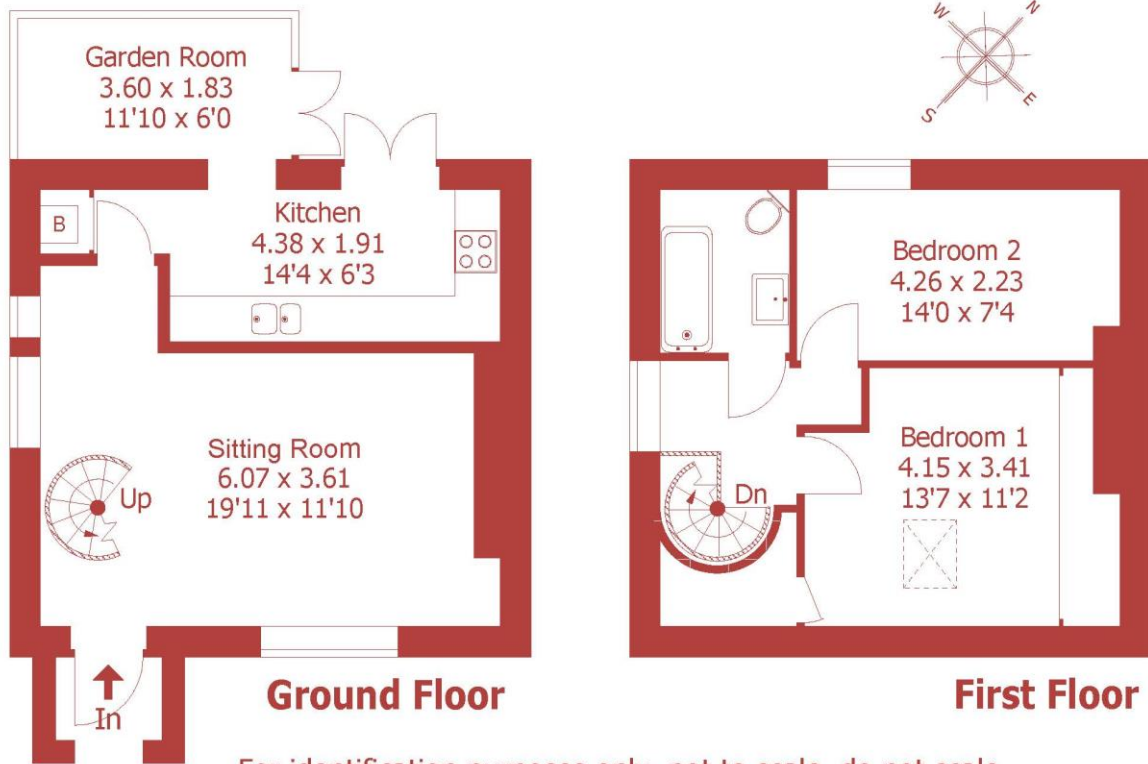
DIRECTIONS:

From Wimborne, proceed north on the B3078 Cranborne Road for about 4 miles. Proceed past the left hand turning to Witchampton, and turn immediately right, signposted towards Hinton Martell. Proceed through the village, and The School House can be found on the left hand side, just before the church.



The School House, Hinton Martell

Approximate Gross Internal Area :- 78 sq m / 835 sq ft



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



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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