



Slough Lane Horton Wimborne Dorset BH21 7JL

Guide Price £950,000

A substantial family home with a self-contained annexe, delightful gardens, paddocks and stabling, set in a peaceful location along a private lane. About 5.59 acres in all.



**Slough Lane,
Horton,
Wimborne, BH21 7JL**

A SPACIOUS VERSATILE FAMILY HOME
WITH A SEPARATE ANNEXE
ELEVATED RURAL LOCATION
A USEFUL PADDOCK AND STABLE BLOCK

Accommodation
Please see floor plan.

Viewing
Strictly by appointment.
Wimborne office on 01202 843190





The Property

Built by the owners in 1987, this spacious country property offers a wonderful opportunity to acquire a well-proportioned home with scope for updating and possible extension (subject to planning consent) in a secluded location to the east of Horton village.

Particular features of this property include an impressive split level living room with a vaulted ceiling, and a useful one double bedroom annexe ideal for an additional family member. In the main house there is ample accommodation providing flexibility for a busy modern family lifestyle.

The property also benefits from a large paddock and a new timber stable block ideal for equestrian enthusiasts who can enjoy direct access onto the local bridleway network for miles of off-road hacking.

Situation

High Hopes is situated in an elevated rural location with delightful westerly views over its gardens to the countryside beyond. Slough Lane is located to the east of Horton village and is well placed for easy access to the surrounding areas of Verwood, Three Legged Cross, West Moors and the historic town of Wimborne Minster for local amenities and shopping facilities.

Public sports centres offering a range of facilities are available at Wimborne Minster and Verwood. Golf courses are found locally at Remedy Oak, Ferndown and Broadstone. Sailing and other water sports opportunities are available along the south coast at Poole, Bournemouth and Christchurch.

Directions

From Wimborne take the B3078 towards Cranborne. At the Horton Inn turn right and continue through Horton village. After passing Drusilla's Inn, Slough Lane will be found on the left after about 1 mile. Proceed down the lane where High Hopes will be found towards the far end on the right hand side

Outside

From Slough Lane, the property is approached via a pillared entrance onto a long brick pavior driveway which leads to a parking area for numerous vehicles and access to the integral double garage.

The delightful gardens benefit from formal landscaping with a feature water garden with two fishponds linked by cascades. Laid mainly to extensive lawns, there are flower and shrub beds and hedges. A large paved terrace abutting the property provides a wonderful private spot for alfresco dining, entertaining and relaxation. To the rear of the house, there is a terrace opening from the family room providing a further area for sitting out.

The annexe benefits from its own well screened area of garden with views to the paddock to the rear.

AGENTS NOTE: Slough Lane Maintenance Residents' Association has been set up to maintain the private lane.

Services

Mains electricity and water. Private drainage.

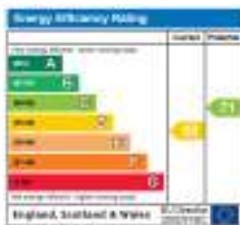
Local Authority

East Dorset District Council.



For identification purposes only

JMO/09/11/2017/REV



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APPROX. GROSS INTERNAL FLOOR AREA 3638 SQ FT 338 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, STABLES & GALLERIED AREA / INCLUDES GARAGE)

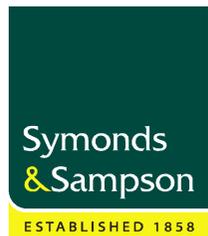


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows and doors are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given as to the total square footage of the property if quoted on this plan. Any figures given are for initial guidance only and should not be relied on as a basis of valuation.

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Town & Country Planning

Prospective buyers should be aware that the property is being sold with the benefit of a Certificate of Lawfulness with regard to its continuing use outside of agriculture or horticulture. If a buyer qualifies for occupation under the previously imposed agricultural/horticultural planning restrictions, the Certificate of Lawfulness would be invalidated.



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