DANEHURST

ESTATE AGENTS



HINTON MARTELL, WIMBORNE, BH21 7HR

Guide price £475,000



** Price Guide £475,000 - £500,000 **

Occupying an enviable position within an attractive mews-style courtyard development in the picturesque village of Hinton Martell, this beautifully presented three-bedroom home offers a wonderful combination of character, space and contemporary style. Designed with the living accommodation on the first floor to make the very best of the views, the property enjoys an exceptional sense of light and space, with a stunning vaulted living room opening onto a balcony overlooking the private south-facing garden and surrounding countryside.

The impressive first-floor living space is undoubtedly the heart of the home. Vaulted ceilings with exposed beams, rooflights and extensive glazing create a striking yet welcoming atmosphere, while the generous open-plan layout provides ample space for both relaxing and entertaining. The adjoining kitchen is well appointed with a comprehensive range of fitted units and integrated appliances, making it a practical yet sociable space.

On the ground floor are three double bedrooms, including a spacious principal bedroom with fitted wardrobes and en-suite bathroom. Bedroom two overlooks the attractive courtyard, whilst bedroom three offers excellent flexibility as either a guest bedroom or home study, with sliding doors opening directly onto the rear patio. A stylish family shower room completes the accommodation.

Outside, the private south-facing garden has been thoughtfully landscaped with a generous paved terrace, lawn and established planting, providing a peaceful setting for outdoor dining or simply enjoying the sunshine. A single garage and adjoining covered parking space complete this highly desirable village home.







- Beautifully Presented 3 bedroom House
- Prestigious Village Location
- Open Plan Kitchen Living Dining Room
- Balcony with delightful Rural Views
- South Facing Garden
- Stylish Family Bathroom
- Exclusive Development
- Garage and Carport
- Council Tax Band E EPC C
- No Forward Chain















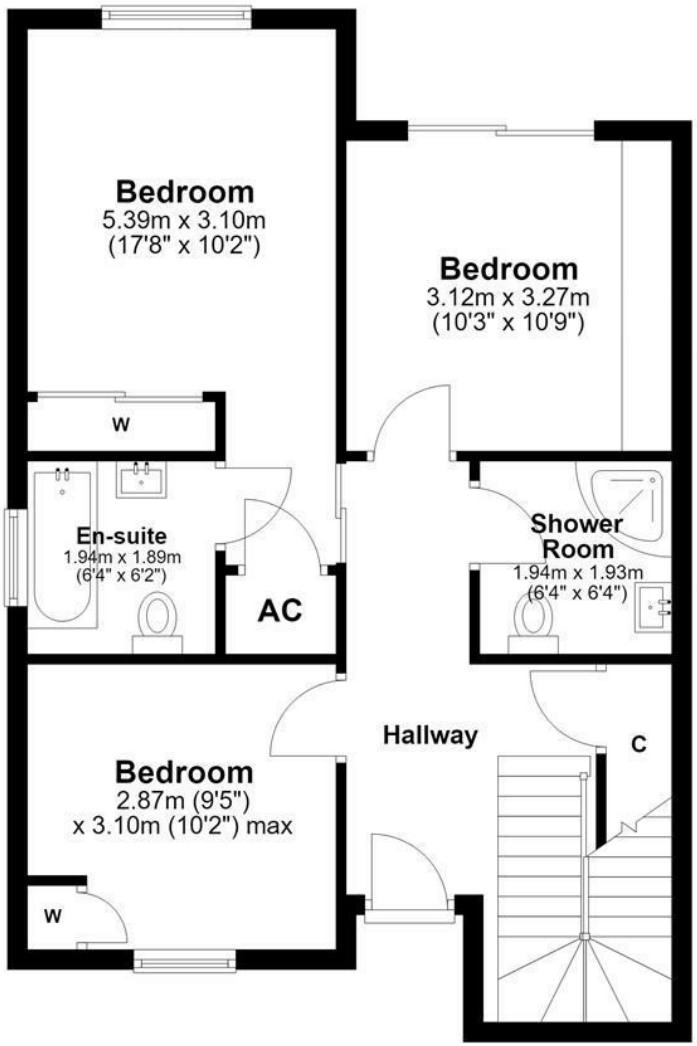


Location

Hinton Martell is a picturesque and peaceful Dorset village surrounded by beautiful countryside, renowned for its attractive village fountain, historic church and welcoming community. Ideally situated just a short drive from Wimborne Minster, Ferndown and Bournemouth, the village offers a wonderful balance of rural tranquillity and everyday convenience. With an abundance of scenic walks and bridleways nearby, together with excellent road links via the A31 and mainline rail services from Bournemouth and Poole, Hinton Martell is an ideal location for those seeking an idyllic country lifestyle within easy reach of the coast and surrounding towns.

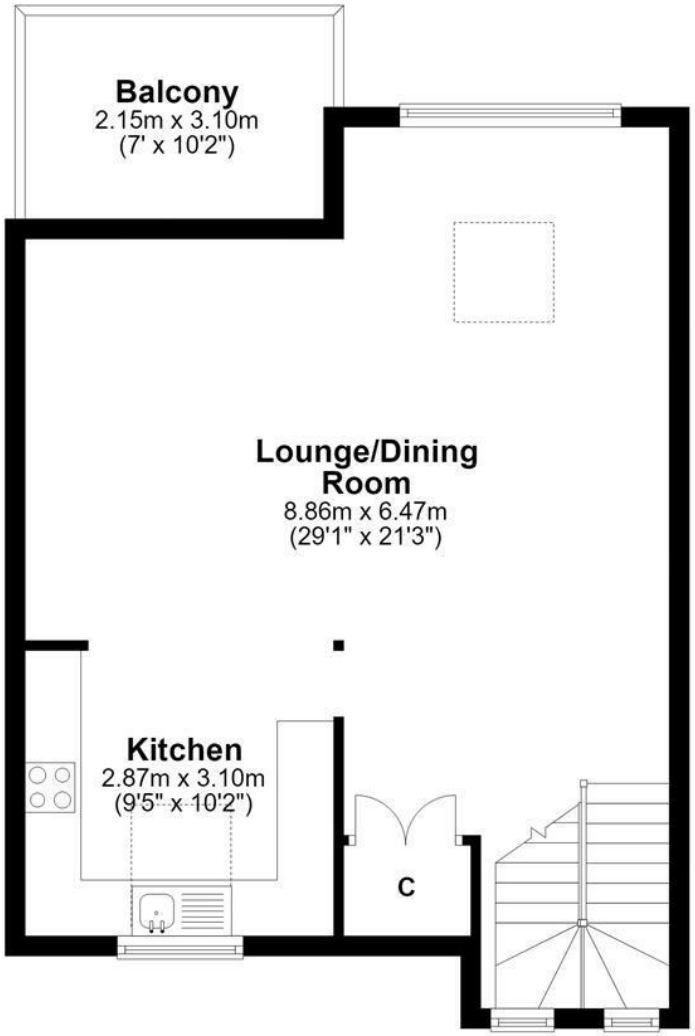
Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.2 sq. feet)
(excluding Balcony)



Total area: approx. 107.0 sq. metres (1151.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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