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**Hampreston, Dorset, BH21 7NB**

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## FREEHOLD PRICE: £950,000

A splendid spacious four bedroom family rural residence set behind a private gated entrance in approximately half an acre including an Air B&B lodge, tennis court, outdoor heated pool, double garage and parking for up to ten cars, surrounded by fields.

- Entrance hall with Gallery landing, tiled flooring and under stairs storage
- Generous size double aspect sitting room with feature fireplace and four cathedral style windows overlooking the tennis court and swimming pool
- Superb kitchen/conservatory with doors opening onto the swimming pool, terrace and private courtyard. The kitchen is finished in a range of cream units with complementary granite worktops, a six ring range cooker, integrated dishwasher and space for an American fridge freezer
- Study/bedroom five
- Ground floor bedroom and separate shower room with corner shower cubical, pedestal wash hand basin, heated towel rail and WC. Plumbing for washing machine
- Gallery landing with countryside views
- Two generous size bedrooms and a single bedroom on the first floor
- Main bedroom with range of fitted wardrobes and large shower room with period style fittings and countryside views
- Bedroom two with large en suite shower room with corner shower cubical, corner bath, pedestal wash hand basin, WC and heated towel rail
- The cabin offers accommodation for four people with an open plan kitchen/living room with vaulted ceiling, bedroom and en suite shower room with double shower cubical, wash hand basin set in a vanity unit and WC. Currently used as Air B&B at £130 per night including breakfast
- Set behind impressive wrought iron gates with off road parking for up to ten vehicles
- Outside: Heated swimming pool, two further outbuildings, tennis court, formal lawn area, 'barn style' al fresco dining area with open fire
- Countryside walks into Ferndown through Hampreston woods

The property is situated approximately 3.7 miles from Wimborne which is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. It is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: G EPC RATING: D

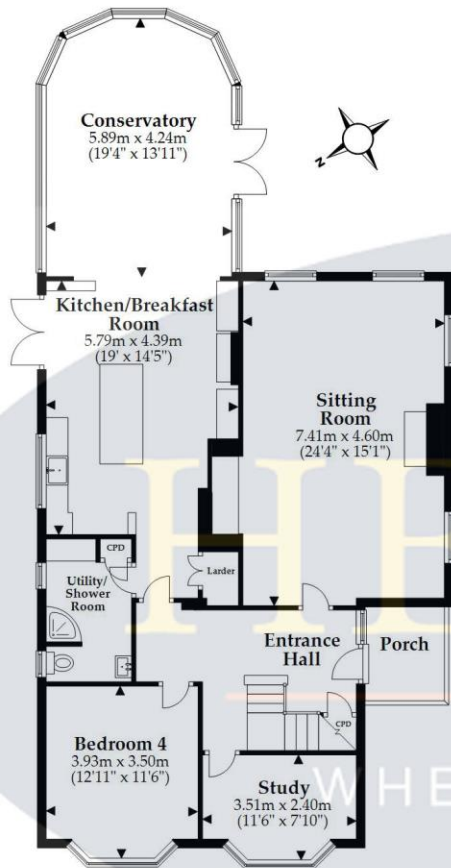
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





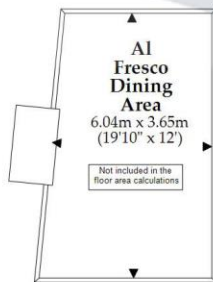
### Ground Floor

Approx. 128.7 sq. metres (1385.1 sq. feet)



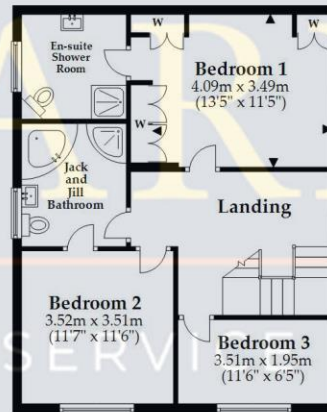
### Al Fresco Dining Area

Approx. 0.0 sq. metres (0.0 sq. feet)



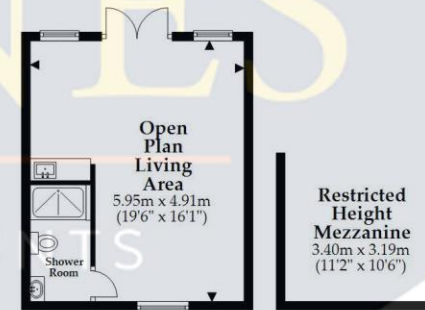
### First Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



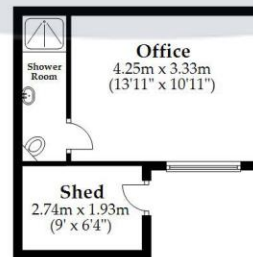
### Chalet

Approx. 40.0 sq. metres (430.2 sq. feet)



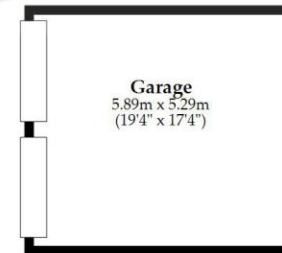
### Chalet

Approx. 23.4 sq. metres (252.0 sq. feet)



### Garage

Approx. 31.2 sq. metres (335.4 sq. feet)



Total area: approx. 286.5 sq. metres (3083.9 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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