



Christopher
Batten

in association with

Winkworth

Hinton Retreat, 49-50 Mill Lane, Hinton Parva, Wimborne

Dorset, BH21 4JG

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49-50 Mill Lane, Hinton Parva,
Wimborne, Dorset
BH21 4JG

A delightful 4 bedroom detached
period cottage set in grounds of
about 1.6 acres, backing onto
woodland and farmland in an idyllic
rural hamlet about 3 miles north of
Wimborne.

PRICE GUIDE:
£995,000 FREEHOLD

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Originally three estate cottages, Hinton Retreat has been thoughtfully combined and sympathetically modernised by the current owners to create a charming and characterful family home.

The accommodation offers spacious and versatile living space, comprising a farmhouse-style kitchen/dining room, a secondary kitchen/utility room, a generous triple-aspect sitting room with wood-burning stove, four double bedrooms and two bathrooms.

Double doors from both the kitchen and sitting room open onto the terrace and gardens, creating an excellent flow for family life and entertaining.

From the lane, a large, gravelled driveway provides extensive parking space and leads to the detached triple garage which contains garage space, an office/annexe, and stairs to a first floor studio.

The property benefits from LPG central heating, a mixture of timber and aluminium double glazing, and private drainage.

Detailed planning permission has been granted for a substantial two-storey extension, creating additional ground-floor living space and a fifth bedroom, offering exciting potential for future enlargement.

The beautifully landscaped grounds are a particular feature of the property. Extensive lawns, mature trees, wildflower areas and flowering hedgerows surround a large wildlife pond with a waterside deck, providing a peaceful setting to relax and enjoy the abundant birdlife and views across the adjoining woodland.



Hinton Parva is a picturesque rural hamlet nestled amongst rolling countryside, approximately three miles north of Wimborne. The property enjoys easy access to Wimborne's excellent range of shops, restaurants and amenities, together with highly regarded schools including Dumpton, Canford, Poole Grammar and Bournemouth School.

The surrounding area offers an abundance of walking, cycling and riding opportunities, making it ideal for those seeking a countryside lifestyle without isolation.

The first floor provides four double bedrooms leading from a characterful split-level landing.

The principal bedroom enjoys triple-aspect views across the surrounding countryside and benefits from a contemporary en-suite shower room. The remaining bedrooms are all well proportioned and full of character, while the family bathroom is fitted with both a bath and separate shower.

Outside, an extensive gravel driveway provides ample parking and access to the detached garage, office/annexe and studio.

Hinton Retreat's mature gardens and grounds create a wonderful sense of privacy and seclusion. Sweeping lawns, silver birch and lime trees, dog rose hedging, wildflower areas and a substantial wildlife pond combine to create an exceptional outdoor environment.

COUNCIL TAX: Band D

EPC RATING: Band TBC

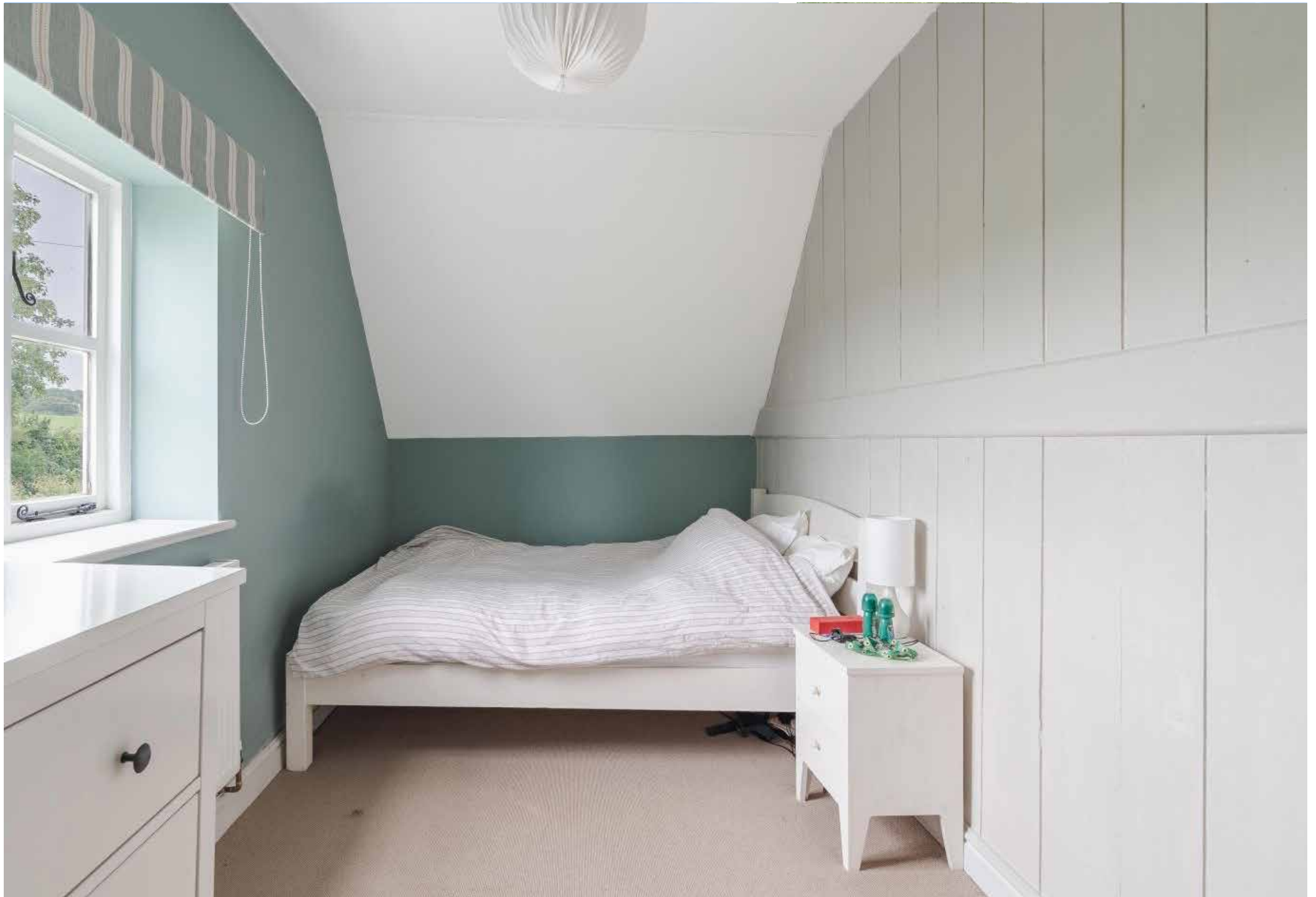




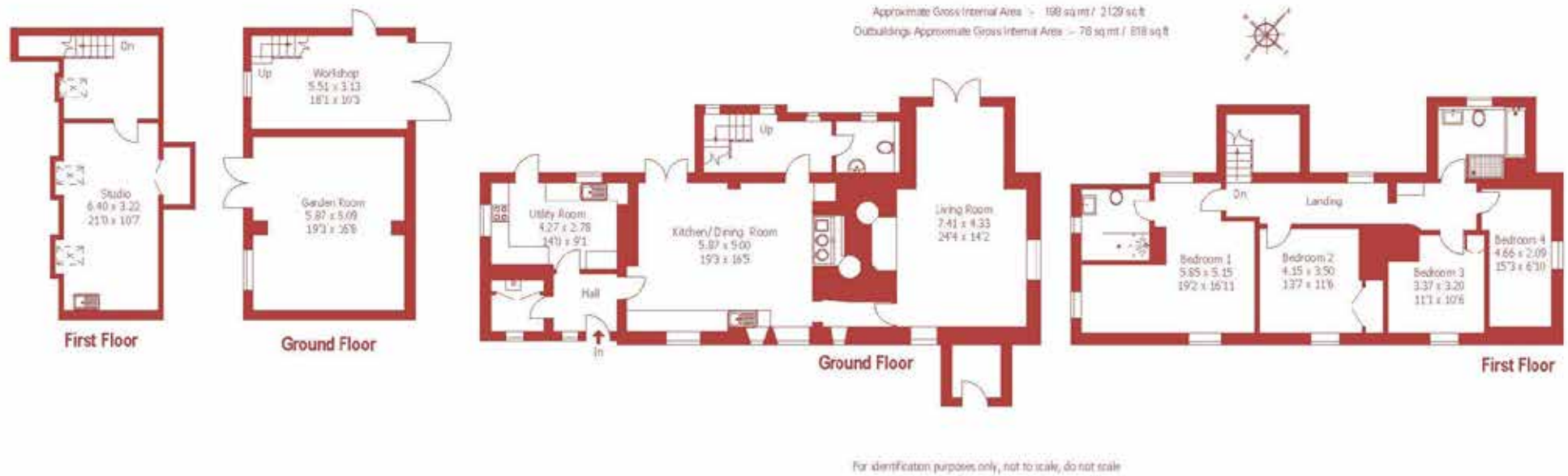












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