



Christopher  
**Batten**

in association with

Winkworth

Magnolia Cottage, Gaunts Common, Wimborne,  
Dorset, BH21 4JR

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A spacious 4 bedroom, 3 reception room detached family home presented in exemplary condition, having recently undergone a programme of extension, re-modelling and refurbishment to a high standard of specification.



**PRICE GUIDE:**  
Offers in Excess of £1,000,000  
**FREEHOLD**

COUNCIL TAX: Band F

EPC RATING: Band C



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Situated in a large garden plot, set back from the village road, the house now provides a stylish, contemporary living space including an impressive, large kitchen/dining/family room with bifold and French doors to a large garden terrace, ideal for al fresco dining.

Tastefully decorated throughout, the property benefits from oil fired central heating, replacement UPVC double glazed windows, quality flooring, oak doors to the ground floor, oak-faced doors to the first floor, new kitchen and bathroom fittings, a detached garage, and a large gravelled driveway providing ample turning and parking space. The gardens have been landscaped with a wealth of planting.

The front door leads through to a spacious, light reception hall featuring quality laminate flooring, a coat cupboard, an under stairs cupboard, and a skylight. There is also a cloakroom, and a study/fifth bedroom. Agents' Note: There is provision to create an en suite shower room.

The large, well proportioned, dual aspect living room has a pair of glazed doors opening through to the dining area which has a skylight and French doors leading out to the garden terrace, with a delightful outlook over the garden.



There is a superb, open plan kitchen/dining/family room featuring under floor heating, 2 skylights and bi-folding doors to a composite sun deck.

The kitchen comprises contemporary units, quartz worktops, integrated fridge/freezer, oven and combination oven, dishwasher, seating area, and a central island incorporating a wine cooler, storage, a breakfast bar, and an induction hob with extractor above.



There is also a utility room with a sink, space and plumbing for washing machine, a cupboard housing a pressurised hot water cylinder and a Worcester oil fired central heating boiler, and a door to outside.

From the hall, stairs lead to a split level landing. There is a loft access (with retractable ladder) and a lovely outlook to the front.

The principal bedroom suite has a dressing room (with double and triple wardrobes), and an en suite shower room comprising walk-in shower, wash basin, WC, and a cabinet (with heated mirror.) The guest bedroom (bedroom 2) has fitted double wardrobes, and an en suite shower room. There is also a family bath/shower room comprising twin-ended bath, WC, wash basin, shower, and cabinet (with heated mirror.)

From the lower landing, there is access to 2 further bedrooms. Bedroom 3 has a fitted double wardrobe, and the fourth bedroom features a gable window to the front, a Velux window, and a triple built-in wardrobe.

Magnolia Cottage is set back from the village road and approached via a wide entrance with power available for the installation of electric gates. A long gravelled driveway provides ample off road parking, and a turning area leads to a detached timber garage with an electrically operated door (with electric, water tap, lighting and power points.) The landscaped front garden has well planted flower beds, and lawns extends around the side of the house to the private rear garden.

There is a large porcelain terrace ideal for al fresco dining, and a composite sun deck with exterior lighting and power points. The well stocked garden is nicely enclosed, affording privacy, and has a large, gently sloping lawn, a timber shed and a path leading to a pergola and a porcelain patio area (with power points.)







Gaunts Common is a popular village with a First School, nestled in the Dorset countryside but close to the market town of Wimborne Minster, which offers a wide range of amenities. The nearby village of Furzehill has a busy post office/shop, The Stocks Inn pub/restaurant and Dumpton Preparatory School. The wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Canford, Castle Court, Clayesmore and Bryanston. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.

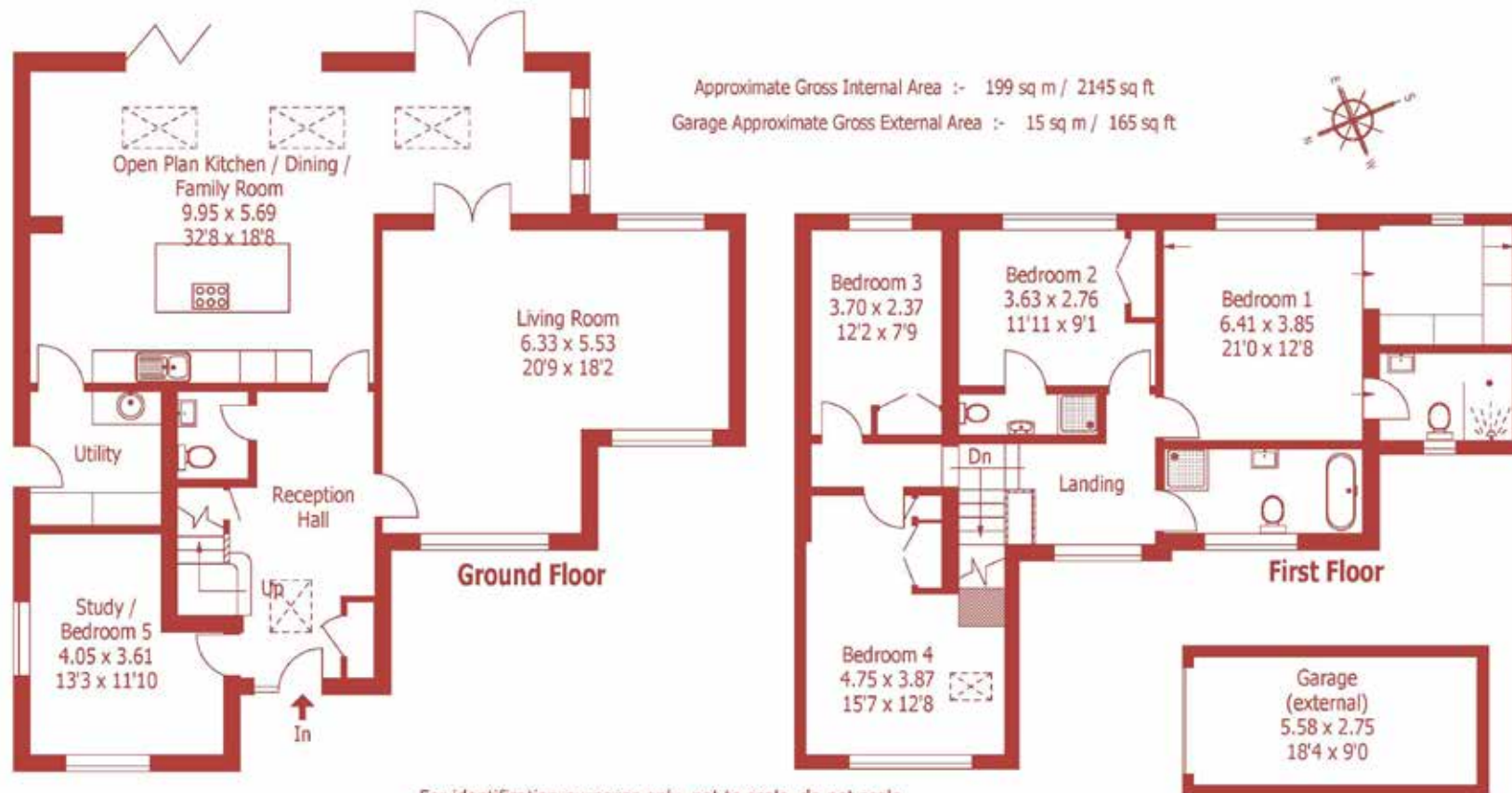
Directions: From Wimborne, take the B3078 towards Cranborne, turning right towards Furzehill. Proceed past The Stocks Inn, and, at Pig Oak, turn left towards Gaunts Common. Proceed past St James School and up Rooks Hill, and the property can be found on the right hand side, shortly after the unmade lane.











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15 East Street | Wimborne | Dorset | BH21 1DT  
properties@christopherbatten.co.uk  
01202 841171

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