



Orchard End
Gaunts Common
Wimborne, Dorset, BH21 4JR

A well presented 4 bedroom detached house offering flexible accommodation including a self-contained annexe, standing on a large garden plot backing onto fields, in a sought after village north of Wimborne.

PRICE GUIDE:
£875,000 FREEHOLD



Christopher
Batten

in association with

Winkworth



This spacious family home is connected to mains electricity, water and drainage, and benefits from oil fired central heating, UPVC double glazing, ample off road parking and a garage. It also boasts 4 first floor bedrooms complemented by a bathroom and a shower room, and versatile ground floor living space including an annexe comprising living room/kitchen, bedroom and bathroom.

The entrance hall leads to a ground floor cloakroom. There is a sitting room to the front, and a spacious living/dining room with patio door to the rear garden. The modern kitchen/breakfast room features ample units, oak worktops, oak flooring, integrated fridge, Hotpoint electric double oven, ceramic hob and extractor, and there is a large utility room (with sink, space and plumbing for washing machine, Grant oil central heating boiler, space for American style fridge-freezer, door to the front garden, and door to the garage).



 3  5  2



From the living/dining room, a door leads to the annexe lobby, off of which is an open plan kitchen/living room (with French doors to the garden, units, worktops, and space for fridge and oven), a dual aspect bedroom and a modern bathroom.

Stairs lead to the first floor landing which has a loft access. Across the rear of the house are 3 spacious bedrooms, all of which have lovely views over the adjacent countryside, and one of which has access to eaves storage. To the front is a large, dual aspect bedroom, also with eaves storage, a shower room and a bathroom (with an airing cupboard).

A wide driveway provides ample off road parking, and there is a spacious single garage with up-and-over door, lighting and power points. The garden wraps around the property, with an established mixed hedge affording privacy. It is predominantly lawned, with a greenhouse and a wide selection of shrubs.

LOCATION: 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, and turn right into Furzehill. Proceed through the village, passing The Stocks Inn on the left, and turn left at Pig Oak, signposted to Gaunts Common. Proceed around the sharp left hand bend into the village, continue to the top of the hill, and Orchard End can be found on the left hand side (almost opposite the right hand turning to Rooks Hill Lane).

COUNCIL TAX: Band F

EPC RATING: Band E





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.







properties@christopherbatten.co.uk
01202 841171

15 East Street | Wimborne
Dorset | BH21 1DT



Christopher
Batten

in association with

Winkworth