



HEARNES

WHERE SERVICE COUNTS

**Gaunts Common
Wimborne, Dorset, BH21 4JR**

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FREEHOLD PRICE GUIDE £635,000

A well presented three/four bedroom chalet bungalow with ample off road parking and tandem length garage situated on a good size plot with superb views from the rear overlooking open farmland and fields, situated on the edge of the village of Gaunts Common.

- Entrance storm porch
- Spacious entrance hallway with cloaks cupboard
- Superb sitting room with feature log burner in corner of the room with dual aspect and door to garden
- Good size kitchen/breakfast room with range of base and eye level units and complementary worktops, space for appliances and table and chairs, dual aspect and door to garden
- Modern bathroom with separate shower cubicle
- Two further bedrooms/reception rooms on the ground floor
- First floor landing and storage cupboard
- Main bedroom with en suite shower room and further double bedroom both enjoying open views
- Double glazing and oil fired heating
- Outside: Ample off road parking leading to tandem length garage with established front hedgerow. The rear garden has a large lawn area with mature shrub and tree surround and shingle seating area overlooking open countryside and farmland

This superb home is very accessible to nearby towns of Wimborne Minster, Ringwood and Poole. Access to London by car is via the M27 and M3 and there is a regular mainline railway service from Poole and Salisbury to London Waterloo. There are several excellent independent schools in the area including Bryanston, Canford, Claysmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

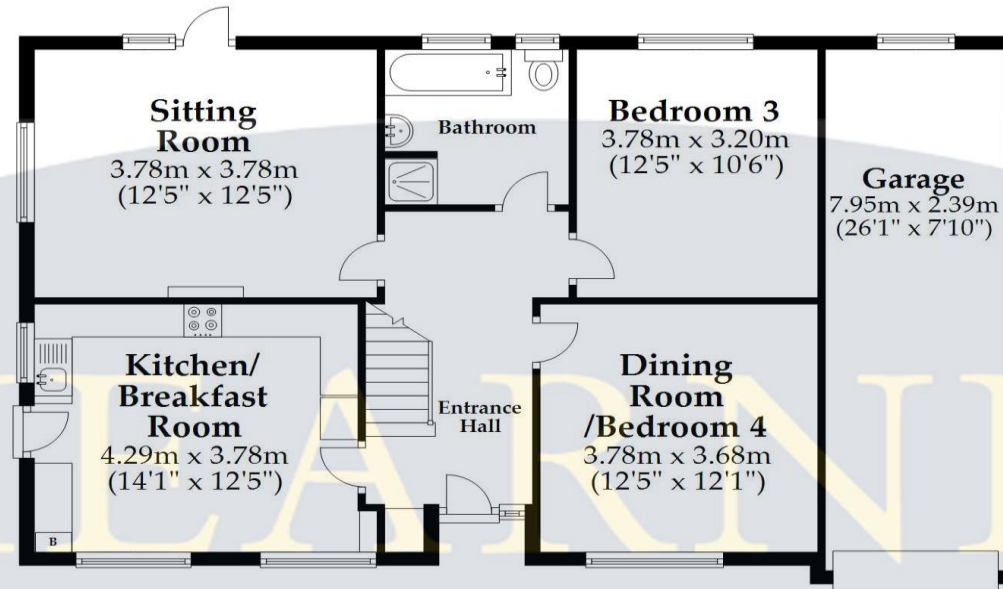
COUNCIL TAX BAND: E EPC RATING: E

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.



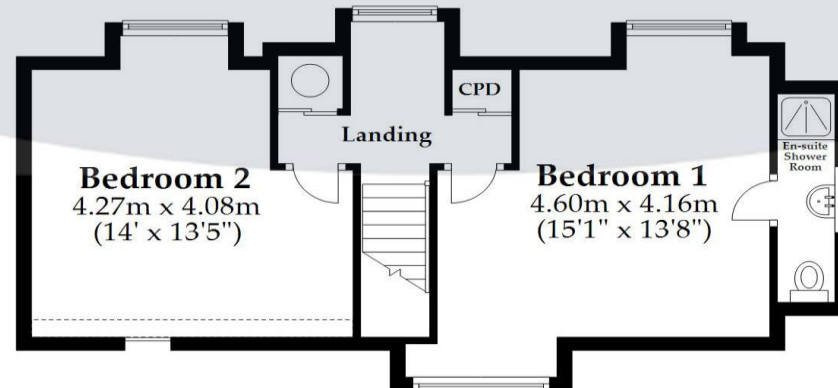
Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



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First Floor



Total Floor Area: approx.149 sq. metres (1605 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

