

An aerial photograph of a large property in Wimborne, Dorset. The property features a white house with a brown tiled roof, a large tree, and a large hedge. The property is surrounded by green fields and a road. The Hearnnes logo is visible in the top right corner.

**HEARNNES**

WHERE SERVICE COUNTS

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

# Gaunts Common, Wimborne, Dorset, BH21 4JR

## FREEHOLD PRICE: £675,000

Deceptively spacious four bedroom detached bungalow with double garage in need of some modernisation situated on a good size plot in a sought after rural location.

- Spacious entrance hallway with airing cupboard and boiler cupboard
- Triple aspect sitting room with inset wood burner
- Kitchen with range of base and eye level units with complementary worktops, inset electric hob and adjacent oven and grill, built in fridge freezer, space for washing machine, breakfast bar and further built in cupboard, rear aspect window and door to garden
- Four double bedrooms
- Main bedroom with built in wardrobes and en suite bathroom
- Family bathroom with three piece suite
- Double glazing and oil heating
- Outside: A private side driveway which there is access over leading to off road parking and double garage with electric door. The property is situated on a good size plot with large lawn area and tree/shrub borders enclosed by high hedging to the rear and backing onto farm fields

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, Clayesmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

COUNCIL TAX BAND: F EPC RATING:

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

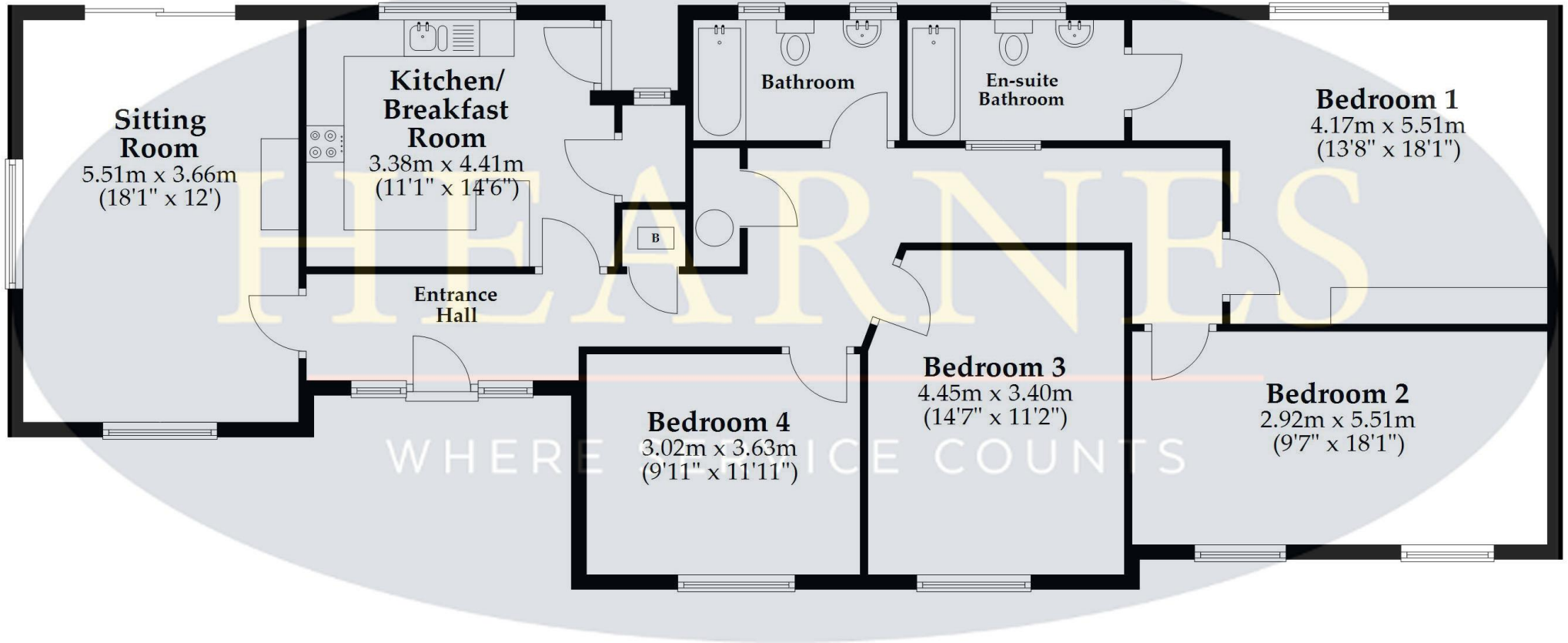




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor

Approx. 133.0 sq. metres (1431.8 sq. feet)



Total area: approx. 133.0 sq. metres (1431.8 sq. feet)

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







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