



Christopher
Batten

in association with

Winkworth

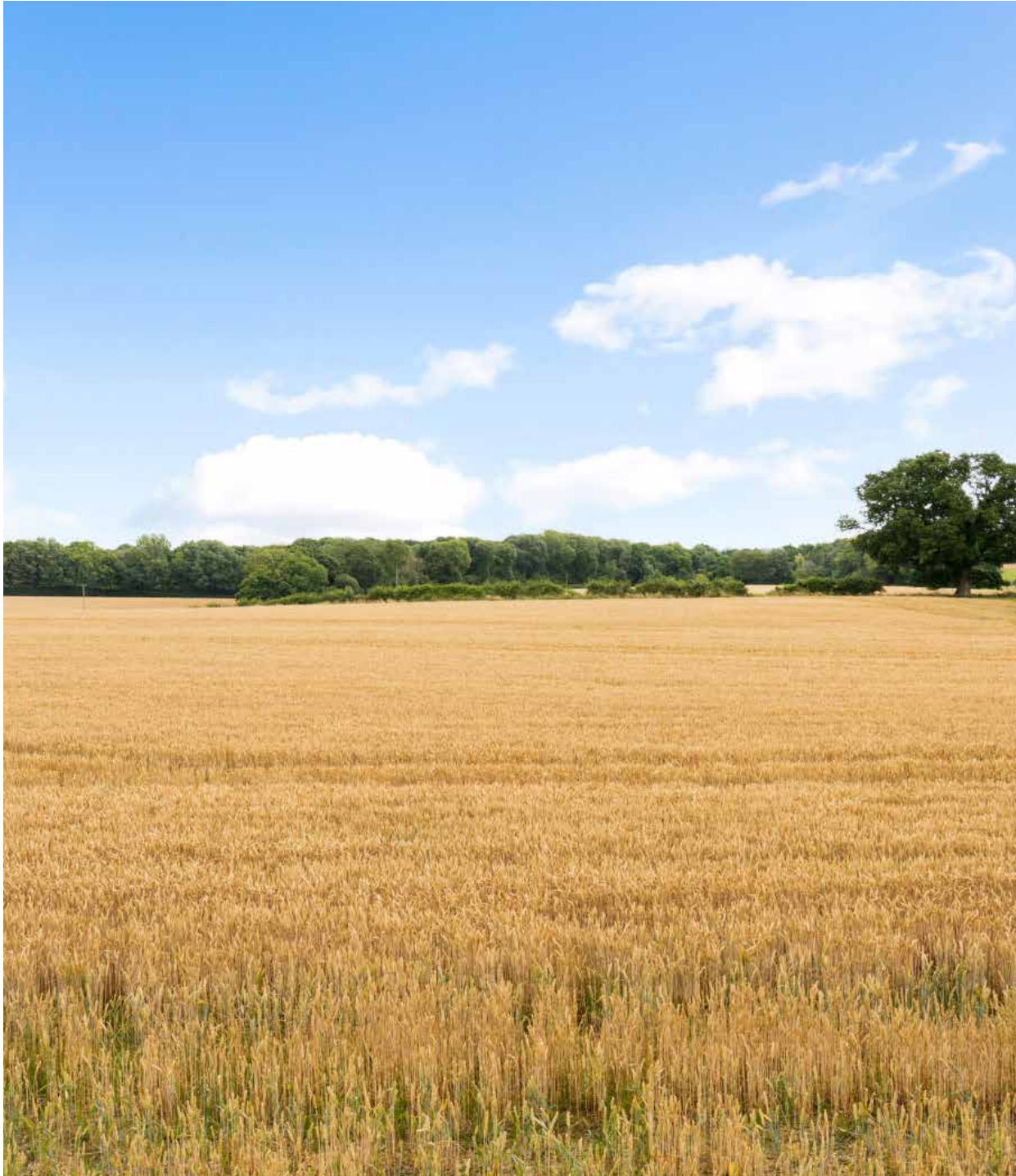
Laburnum Cottage, Pig Oak, Gaunts Common,
Wimborne, Dorset, BH21 7DG

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A very well presented 4/5
bedroom older style detached
house offering spacious
accommodation and impressive
views over the adjacent fields,
situated in a small hamlet
between the villages of Furzehill
and Holt, about 2.5 miles from
Wimborne town centre.

GUIDE PRICE: £850,000
FREEHOLD





Originally built circa 1914, and substantially extended in both 1980 and 2004, this well maintained family home offers spacious 2-storey accommodation including 4 first floor bedrooms and a ground floor bedroom/study (with en suite facility), a detached garage, ample off road parking and private gardens adjoining farmland.

The house is of traditional construction, with red brick elevations and a concrete tiled roof, and connected to mains electricity, water and drainage. The property benefits from LPG heating, UPVC double glazing and cavity wall insulation.

There is a post office/shop and pub in Furzehill, a pub/restaurant in Holt, and good road access to the picturesque market town of Wimborne Minster which offers a comprehensive range of shops and amenities. The wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Dump-ton, Canford, Castle Court, Bryanston and Clayesmore. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.



3



4



2

A square entrance hall leads to an attractive sitting room with a brick open fireplace, adjacent dressers and a view onto the garden. The separate dining room has a brick fireplace.

There is a delightful, dual aspect kitchen/family room with doors to the garden and lovely views over the adjacent fields. The kitchen comprises an excellent range of painted framed units, beech work surfaces, large breakfast bar, ceramic sink, cupboard housing a wall mounted LPG boiler, Britannia range cooker (with 2 ovens and 6 burners) set against a tiled backdrop with brick mantel and oak beam over), integrated washer/dryer and dishwasher, space for American style fridge-freezer, and space for a sofa.

There is a dual aspect study/bedroom 5 with quality flooring and an en suite shower room (with shower cubicle, wash basin, WC and tiled floor.) From the hall, stairs lead to an L-shaped first floor landing.

Bedroom 1 has a rear aspect, fitted wardrobes, dressing table and drawers, and a superb view over the adjacent farmland. Bedroom 2 is a dual aspect room to the front with a lovely outlook. Bedroom 3 overlooks the side garden and has fitted wardrobes and drawers, and a Victorian style fireplace. Bedroom 4 is a single room currently used as an office, with double doors to balcony with a wrought iron balustrade and a stunning aspect over fields.





The family bathroom enjoys a fine rural view and comprises bath, vanity unit, wash basin and WC.

Outside, a paved hardstand and hardwood double gates lead to a gravelled driveway and courtyard. There is a large detached single garage with up-and-over door, personal door, lighting and power.

The gardens are a particular feature, being set within high hedges offering a high degree of privacy. The rear garden extends to about 150ft in length. There are lawns, entertaining terraces and vegetable beds, and planting includes fruit trees (cherry, apple and crabapple), roses and the eponymous laburnum tree.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne, turning right into Furzehill. Proceed through the village and continue on towards Holt. Having passed the two left hand turnings to Grange, and almost opposite the left hand turning to Gaunts Common (called Pig Oak), the property can be found on the right hand side.

Council Tax: Band E

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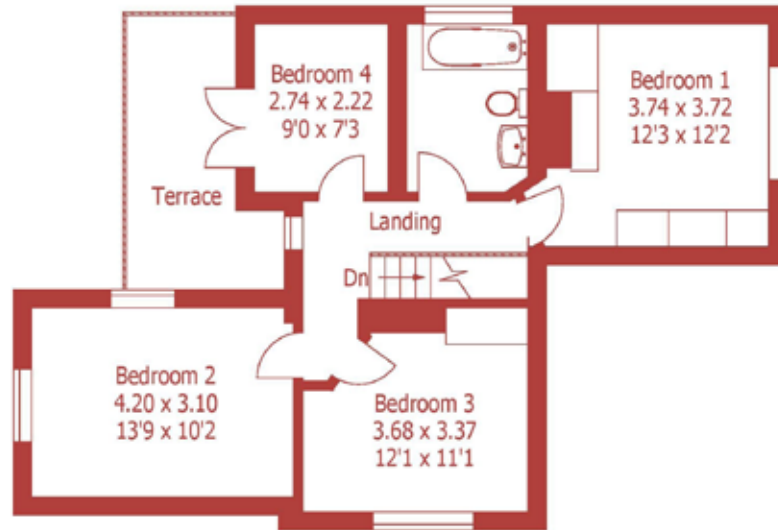




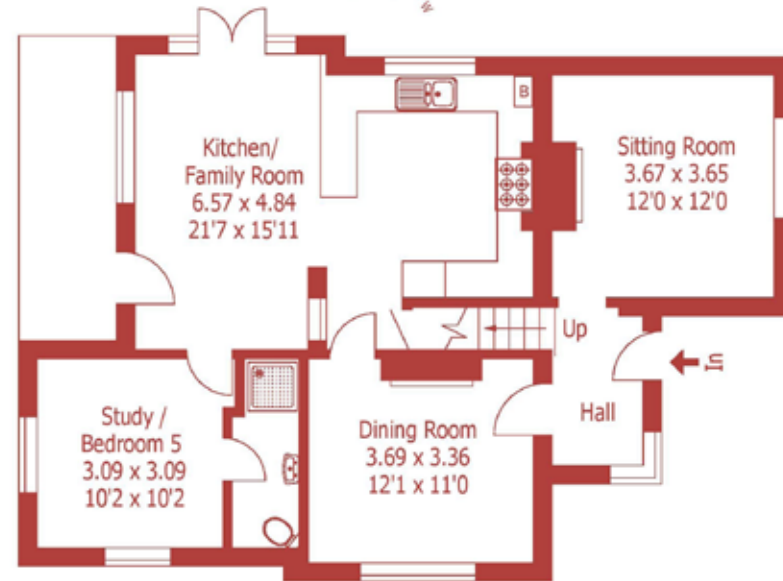




Approximate Gross Internal Area :- 137 sq m / 1476 sq ft
Garage Approximate Gross Internal Area :- 30 sq m / 321 sq ft



First Floor



Ground Floor



Garage
8.06 x 3.70
26'5 x 12'2

For identification purposes only, not to scale, do not scale

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