



Christopher
Batten

in association with

Winkworth

Hillview, Gaunts Common
Wimborne, Dorset, BH214JR

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A stunning 17th century detached cottage, brimming with character and presented in exemplary order, set in beautiful, mostly south facing gardens adjoining fields, in a popular village about 4 miles from Wimborne.



GUIDE PRICE: £1,395,000
FREEHOLD



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This charming, beautifully appointed home offers light-filled accommodation of over 3300ft² including a split level drawing room, a living/dining room, a study/fourth bedroom, a spacious kitchen/breakfast room, a boot room, a utility room, an impressive principal bedroom suite, 2 generous further bedrooms, 3 bathrooms in total, and a cloakroom.

The cottage is complemented by a versatile studio/home office and superb 4-car garaging, and the gardens offer a peaceful country retreat.

The original part of the cottage has brick-faced cob elevations, and the more recent extensions are of cavity brickwork. The whole house is under a combed, wheat reed roof which was replaced in 2003, and the ridge was replaced in 2018. The chimney, flue and wood burner have been recently updated to latest regulations.

There is mains electricity, water and drainage, oil fired heating, the boiler for which was replaced in 2021, and timber double glazed casement windows. Additionally there is Full Fibre availability offering up to 900Mbps connectivity.

A tiled canopy provides shelter at the front door, which leads to a charming hall, from which a stable door leads to a long inner hall with a recessed wine rack. There is a shower room and a small boot room with a door to outside.

The impressive, triple aspect, split level drawing room has glazed doors giving a pleasant outlook onto the garden, and there is a further living/dining room with exposed ceiling timbers, access to the terrace, and an inglenook fireplace with bressummer beam and inset wood burning stove.



In addition there is a large study/bedroom 4 with a vaulted ceiling and rooflights, leading to a rear hallway and utility room.

The impressive kitchen/breakfast room comprises quality traditional hand-built framed kitchen units, granite work surfaces and a range of appliances, and the breakfast area has doors to the garden.

The semi-galleried landing leads to the magnificent principal bedroom which has 3 windows overlooking the garden. 3 steps and a wrought iron door lead to an outstanding en suite bath/shower/dressing room with a double-ended bath, twin basins, a walk-in shower, a WC and an excellent range of fitted wardrobes. There are 2 further triple aspect double bedrooms with storage, and a family bathroom.

Outside, a tarmac slipway and a 5-bar gate lead to a gravelled driveway and courtyard offering off road parking. A most unusual feature is a semi-integral 4-car garage which was constructed to a particularly high standard, with internal lighting, a reinforced, insulated electric roller door, 2 personal doors and an excellent workshop area.

The gardens are a particular feature of Hillview, having high hedges offering complete privacy, a large, flat lawn, a full width entertaining terrace, a timber bridge over a waterway on the boundary, and a lovely view over the adjacent farmland.

The wealth of planting includes fruit trees, laurel, willow, silver birch, camellia and magnolia, and the gardens include a vegetable garden, a greenhouse and a compost bin.

There is also a large, fully lined and insulated detached studio with quality flooring, and external deck, ideal for use as a home office.







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, as is Bournemouth International Airport.

DIRECTIONS: From Wimborne, take the B3078 towards Cranborne and turn right towards Furzehill. Proceed past the Stocks Inn and turn left at Pig Oak, signposted to Gaunts Common. On entering the village, continue round the sharp, left hand bend, and, as you start to climb the hill, Hillview can be found on the left hand side.

COUNCIL TAX: Band G

EPC RATING: Band D









Hillview, Saunts Common, Wimborne

Approximate Gross Internal Area: 153 sqm / 1,657 sq ft

Market Value (Office/Industrial/Non-Residential Area): 22.94m / 249,917 sq ft



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