



Wayside  
Gaunts Common  
Wimborne, Dorset  
BH21 4JR

A large 4 bedroom detached bungalow on a site extending to about half an acre, with double garaging and outstanding views over open countryside to the rear, in the popular village of Gaunts Common.

ASKING PRICE: £675,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth





Wayside offers great potential for extension, subject to planning consent, to create a much larger home.

The property was traditionally constructed in 1957, with cavity walls, rendered elevations and a concrete tiled roof, and has been extended in more recent years. In need of modernisation and refurbishment, it benefits from oil fired central heating and UPVC double glazing.

Wayside represents a great opportunity to acquire a village bungalow with superb potential and lovely rural views.

A wide, quarry tiled entrance way gives access to a long entrance hall with loft access, a cupboard housing the floor standing oil fired boiler, and a large, walk-in coat cupboard.





The triple aspect lounge has a brick fireplace with inset wood burner, and a lovely outlook onto the rear garden.

The kitchen/breakfast room has fitted units, sink, breakfast bar, double fan oven, electric hob, integrated fridge and freezer, space for washing machine, walk-in larder cupboard, and door to a rear porch leading to the garden.



There are 4 double bedrooms, including a large L-shaped principal bedroom (with fitted wardrobes, a superb view onto the garden and fields beyond, and an en suite bathroom) and a family bathroom.

A long tarmac and gravel driveway gives access to a large detached double garage with an electric roller door.

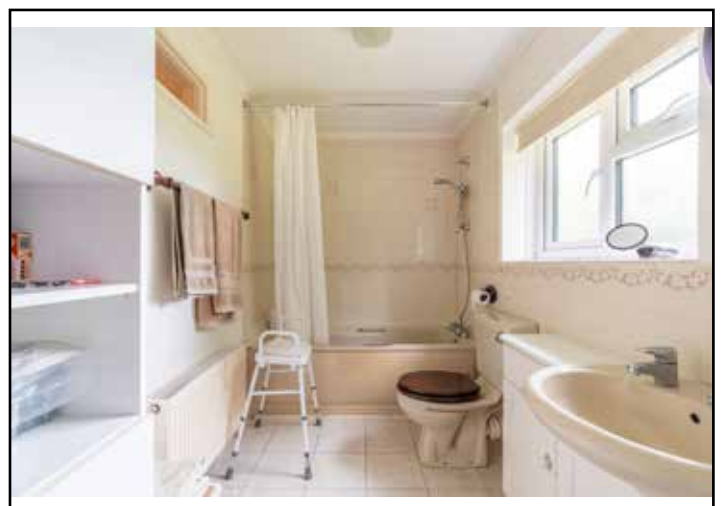




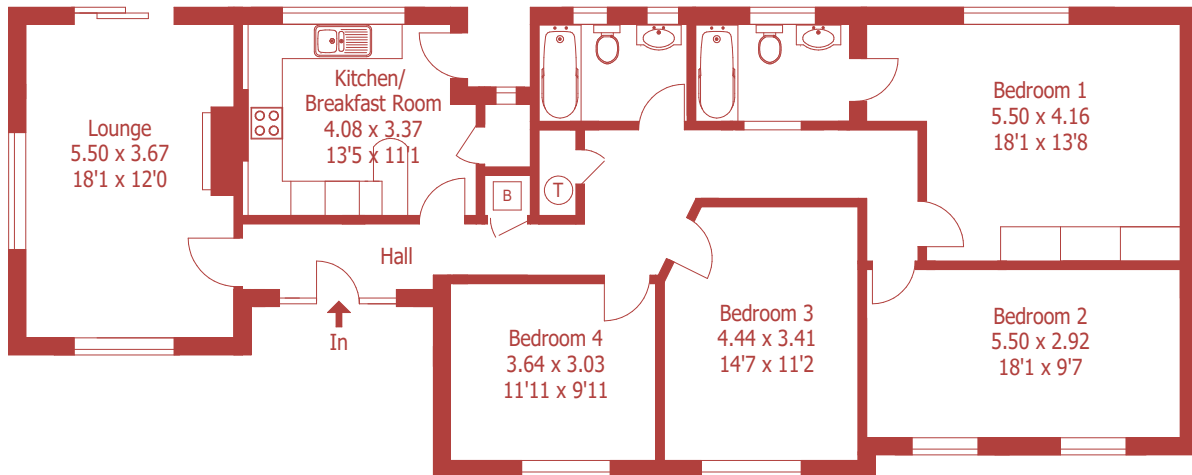
The front garden is enclosed by high hedges offering complete privacy from the road, and has shingle and stone paths, a honeysuckle arbour, 2 lawns and a wealth of established planting including laurel and birch.

The rear garden offers complete privacy, and features laurel and conifer hedges, an apple tree, fuchsias, paved terracing, stepping stones, a garden shed and an oil storage tank. A grassed walkway leads to a large area of greenbelt land backing on to open fields, and a small paddock enclosed by hedges and trees, with a superb open view.

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.



Approximate Gross Internal Area :- 133 sq m / 1436 sq ft



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



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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, proceed north on the B3078 towards Cranborne. Turn right into the village of Furzehill and follow the road around, passing The Stocks Inn on the left. At PigOak, turn left, signposted to Gaunts Common. Proceed past Holt Football Club and St James First School on the right. Proceed up Rooks Hill, and the property can be found on the left hand side.

Council Tax: Band F

EPC Rating: Band TBC









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