



Grove House  
Gussage St Michael, Wimborne  
Dorset, BH21 5HX

A spacious, well proportioned 4 bedroom, 3 reception room detached house in an elevated position with far reaching country views, situated next to the medieval parish church in the popular village of Gussage St Michael.

PRICE GUIDE: £800,000-£825,000  
FREEHOLD





Built in 1973, and in the ownership of our clients for 49 years, the property benefits from UPVC double glazing, oil fired central heating, ample off road parking, a double garage and large landscaped gardens including a heated swimming pool. The house has recently been connected to fibre broadband.

A covered entrance way leads to a large reception hall and a cloakroom. The dual aspect 23ft lounge features a limestone open fireplace with inset (Calor) gas fire, a large picture window overlooking the village, and French doors to a rear conservatory (with brick plinth, double glazed roof and windows, tiled floor with electric under floor heating, and French doors and casement door to the garden.) The conservatory also has double doors to a separate dining room.



 3
  4
  2



The kitchen/breakfast room overlooks the rear garden and includes units, worktops, electric range cooker, integrated dishwasher, space for fridge-freezer, and waste disposal unit. There is a separate utility room with units, sink, space and plumbing for washing machine, space for tumble dryer, Firebird oil central heating boiler, and side door to a covered overhang leading to the garage.

The galleried first floor landing has a loft access. To the front, bedroom 1 has fitted wardrobes and an en suite bathroom, and there is a study/nursery and a large family bathroom (with airing cupboard.) Across the rear of the house there are 3 spacious double bedrooms overlooking the garden and woodland beyond.

Well maintained beech hedges lead to a large driveway flanked by raised lawns interspersed with shrubs.

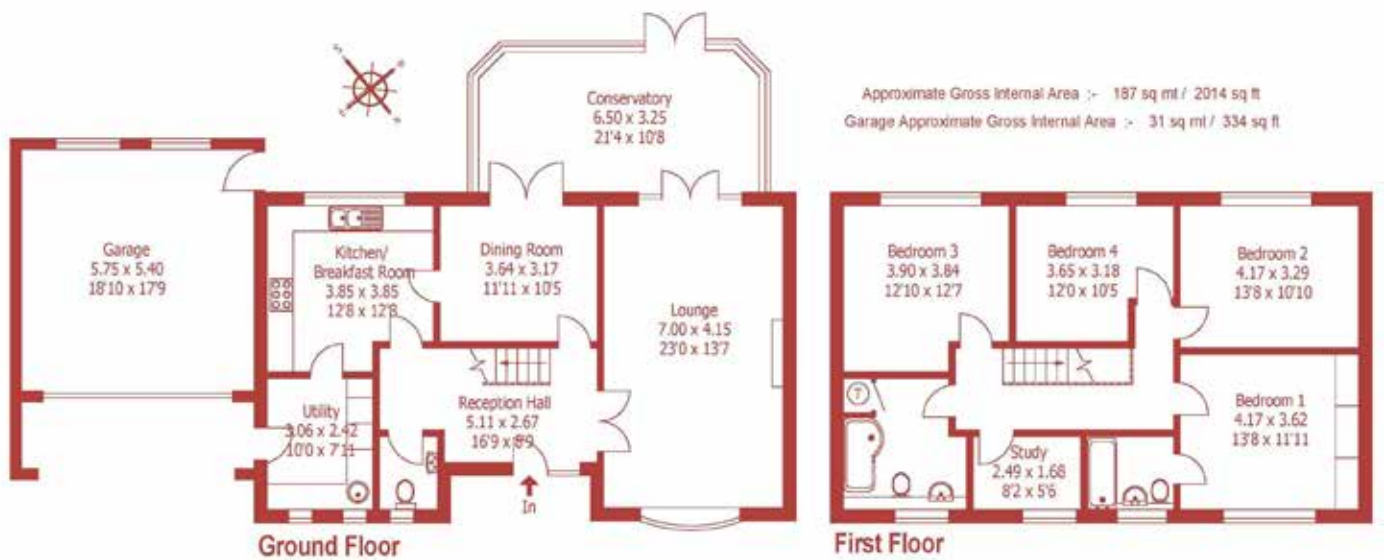


There is excellent off road parking and a double garage (with up-and-over door, lighting, power points, window and door to the rear garden, airsource heat pump and filter for the swimming pool.)

The south westerly facing rear garden has a patio and steps up to a raised lawn. To the side, there is a walled paved terrace surrounding the heated swimming pool which is 2.75m (9ft) deep and measures 9.65m x 4.7m (31.7ft x 15.4ft). The garden offers privacy and is adjacent to St Michaels Church to the side, and woodland to the rear.

Location: Gussage St Michael is a pretty village tucked away from main roads in a chalk valley within an Area of Outstanding Natural Beauty, about 10 miles from Blandford Forum and 14 miles from Salisbury. It has a medieval parish church and a village hall. There is a pub (The Cockerel Inn) in the nearby sister village of Gussage All Saints.





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

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The historic town of Wimborne Minster, about 9 miles away, offers a wide range of amenities, and the coastal town of Poole and the city of Salisbury, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive. The conservation village of Cranborne, on the fringe of the Cranborne Chase, has shops, schools and pubs.

Directions: From Wimborne, proceed north on the B3078 towards Cranborne for approx 5 miles. Turn left at The Horton Inn, and proceed over a stone bridge. Continue towards the Blandford-Salisbury Road and, after about 3.5 miles, turn right, signposted to Gussage St Michael. Proceed down Parsonage Hill to the bottom of the hill, and follow the road around the right hand bend. At the T-junction, turn right, and Grove House can be found on the right hand side before reaching the church.

Council Tax: Band G. EPC: Band D







[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)  
01202 841171

15 East Street | Wimborne  
Dorset | BH21 1DT

Christopher  
**Batten**

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Winkworth