



Sycamore House, Gaunts Common,
Wimborne
Dorset, BH21 4JP

A substantial, 5 bedroom detached house set in beautiful, partly walled gardens adjoining fields, with double garaging and parking for numerous vehicles, in a popular Dorset village about 4.5 miles north of Wimborne Minster.

ASKING PRICE: £795,000
FREEHOLD



Christopher
Batten

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Standing on a site of about a quarter of acre, adjoining greenbelt land, Sycamore House is of traditional construction, with brick elevations and a concrete tiled roof (with a tall brick chimney and 16 solar panels.) It has mains electricity, water and drainage, oil fired heating and double glazed windows and the attractively landscaped and well stocked gardens are outstanding.

Enjoying a large ground floor footprint, including 2 bedrooms, the house offers great potential for modernisation and refurbishment, if required.

It was originally built as a much smaller bungalow in 1970, and extended, remodelled and refurbished in 1992 by S J Frampton & Sons, a well known local building company.



 2  5  3



A large, enclosed entrance porch leads to a cloakroom and an entrance hall with under stairs storage space. There is a delightful living room with glazed double doors to the rear garden, and a wood burner in a feature fireplace.

The spacious kitchen/dining room features a range of units and polished granite work surfaces, Neff double oven, inset 4-plate ceramic hob, extractor, electric Aga range cooker, Amtico flooring and matching dresser. Doors lead to a superb garden room with timber double glazed window panels, a gabled glass roof with a fan, and doors to the garden.

There is also a utility room with sink, work-tops, units, space for American style fridge-freezer and white goods, and door to the garage.



The inner hall has a cupboard housing a pressurised hot water cylinder, and a double airing cupboard, and gives access to 2 ground floor bedrooms, both of which have fitted wardrobes. There is also a shower room.

The first floor landing has wall lights. Bedroom 1 is a large dual aspect double bedroom with superb open views, fitted double wardrobes, eaves storage space, an en suite dressing room and an en suite bath/showerroom. There is also a separate cloakroom.



An inner landing (with wardrobes) leads to 2 further bedrooms, one of which has an en suite bathroom, and one of which has a roof-light and eaves access.

The front garden is attractively landscaped, with a large lawn, a large sycamore tree, and planted borders including lilac, climbing roses, foxgloves and a wealth of spring and summer flowers.





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A large tarmac driveway provides a turning area and parking space for numerous vehicles, and leads to an integral double garage with electric up-and-over door, 2 personal doors, and space for white goods and storage.

Access on both sides of the house leads to the beautifully stocked and maintained rear garden which offers a good degree of privacy, being enclosed by brick walling and mixed hedges. Its many features include a large paved entertaining terrace, a large lawn, a paved upper terrace with stone walling and a rose arbour, an area which formerly housed a shed (with power), and a wealth of planting including roses, hollyhocks and a young magnolia tree.

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.

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 Pig Oak, turn left, signposted to Gaunts Common. Proceed past Holt Football Club and St James First School on the right, and up Rooks Hill. The property can be found on the right hand side.

Council Tax: Band G

EPC Rating: Band E



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