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**Gaunts Common  
Dorset, BH21 4JR**

# Gaunts Common, Dorset, BH21 4JR

## FREEHOLD PRICE: £800,000

A stunning and beautifully presented detached family home offering four bedrooms, two reception rooms and three bathrooms as well as a superb kitchen/dining room and a separate utility room. The property is situated on a sizeable plot in landscape grounds with ample off-road parking and a car port with superb views over farmers field and countryside.

- The property is approximately 2,278 sq ft
- Spacious entrance hallway with walk in cupboard housing water cylinder and fuse box, with a further cloak cupboard
- Generous size sitting room with wall mounted electric fire, window seat, dual aspect windows with French doors to garden with views over farmers field and countryside
- Good size snug/bedroom with superb views
- Stunning kitchen/dining room with soft close base and eye level units and pan drawers with complementary worktops, inset halogen hob with extractor fan and adjoining oven, microwave and warming drawer. Integrated fridge, dishwasher and recycling bins and further matching cupboards and drawers. Space for table and chairs with dual aspect with French doors to garden
- Separate utility room with worktop and sink, with base units and drawers and space for fridge freezer, washing machine and tumble dryer, with cupboard housing boiler and further matching broom cupboard, dual aspect windows and door to garden
- Downstairs bedroom four with fitted bedroom furniture with front aspect window
- Downstairs luxury fitted shower room with double shower cubicle, vanity unit with wash hand basin and WC and fully tiled walls
- Gallery first floor landing with space for desk and view over the countryside to the front
- Main bedroom 23'5"ft x 20'10"ft with fitted bedroom furniture: wardrobes, dressing table and bedside cabinets. Dual aspect windows with superb countryside views
- Luxury en suite shower room with vanity unit, wash hand basin and WC with heating mirror, fully tiled walls and Velux sky light
- Two further bedrooms: bedroom two with range of built in wardrobes and bedroom three currently being used as a dressing room with fully fitted wall-to-wall wardrobes
- Superb family bathroom
- Double glazed and gas heating
- Outside: access via a five bar gate leading to a shingle driveway offering off-road parking leading to carport. The garden is then landscaped, having various lawn areas with an abundance of mature shrub, plant and tree borders. To the side and rear, a wraparound deck patio can be found, ideal for alfresco dining with glorious views over farmers field and open countryside

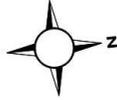
This superb home is very accessible to nearby towns of Wimborne Minster, Ringwood and Poole. Access to London by car is via the M27 and M3 and there is a regular mainline railway service from Poole and Salisbury to London Waterloo. There are several excellent independent schools in the area including Bryanston, Canford, Claysmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

EPC RATING: TBC COUNCIL TAX BAND: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

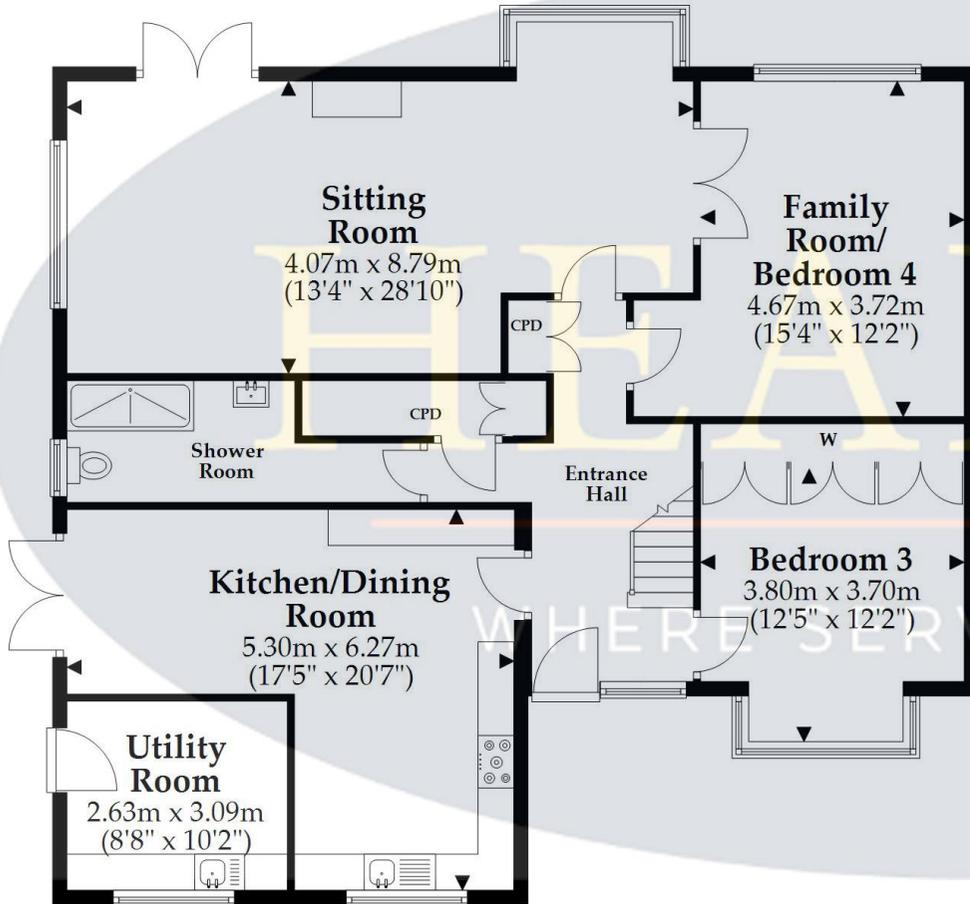






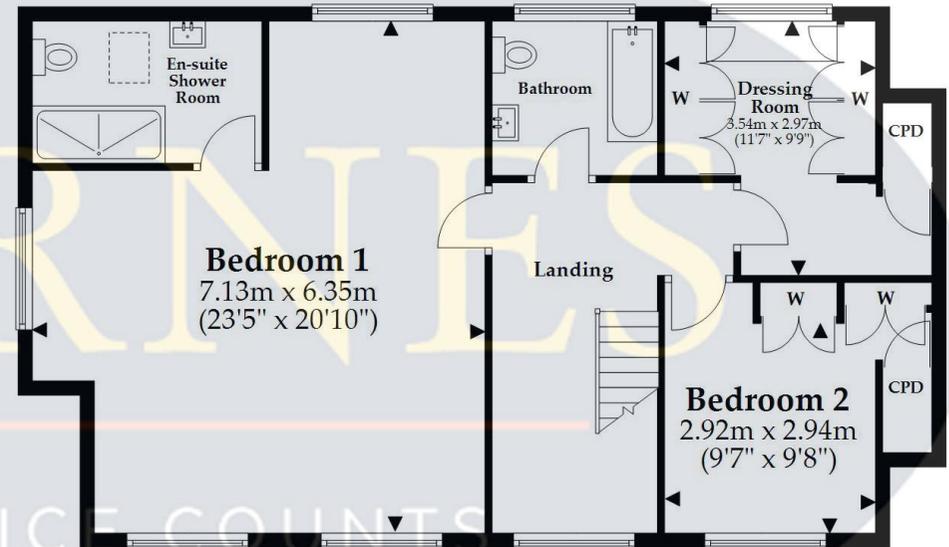
## Ground Floor

Approx. 125.3 sq. metres (1349.0 sq. feet)



## First Floor

Approx. 86.3 sq. metres (929.2 sq. feet)



Total area: approx. 211.7 sq. metres (2278.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



**LJT SURVEYING**





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