



# HEARNES

WHERE SERVICE COUNTS

**Gussage St Michael  
Wimborne, BH21 5JG**

# Gussage St Michael, Wimborne, Dorset, BH21 5JG

## FREEHOLD PRICE: £450,000

A deceptively spacious semi detached family home offering three bedrooms, large sitting/dining room and conservatory. The property benefits from parking for numerous vehicles and sits on a generous size plot of approximately one third of an acre in a desirable village location, enjoying open views across surrounding field and countryside. Offered with NO FORWARD CHAIN.

- Entrance porch leads to large entrance hallway
- Spacious sitting/dining room enjoying a dual aspect
- Large sun conservatory with French doors to outside and garden
- Kitchen/breakfast room with range of base and eye level units with worktops, inset hob, oven and grill below, extractor fan over, space for appliances and table and chairs, door to outer lobby
- Outer lobby with storage cupboard housing boiler and cloakroom with wash hand basin and WC
- Three good size bedrooms
- Bathroom with three piece suite
- Superb view overlooking surrounding fields and countryside
- Oil fired heating
- Carport and workshop
- Outside: Driveway giving ample off road parking for numerous cars. The garden is laid to lawn with hedging borders. Situated in approximately one third of an acre of grounds with superb open views from all aspects

Cashmoor is a small village located in the county of Dorset which is situated in the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. The village is surrounded by rolling hills and lush green fields.

COUNCIL TAX BAND: D      EPC RATING: E

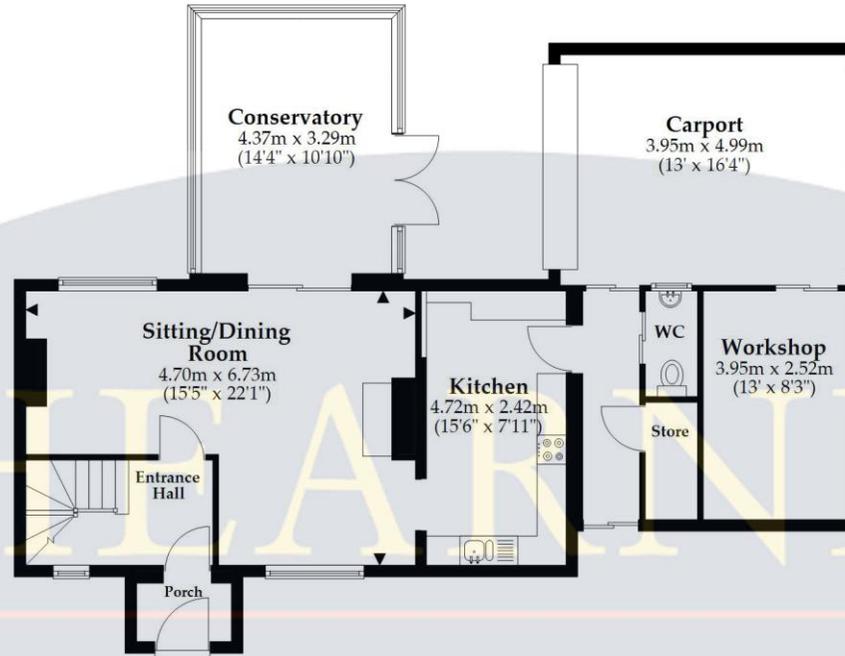
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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

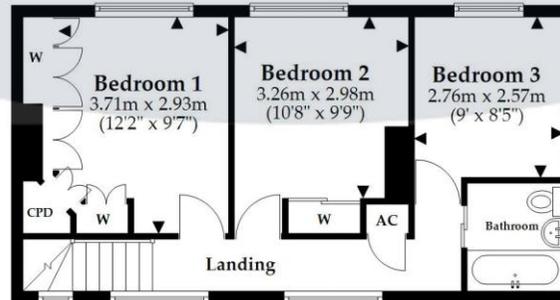
Main area: approx. 80.8 sq. metres (870.2 sq. feet)  
Plus carport, approx. 19.7 sq. metres (212.2 sq. feet)



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## First Floor

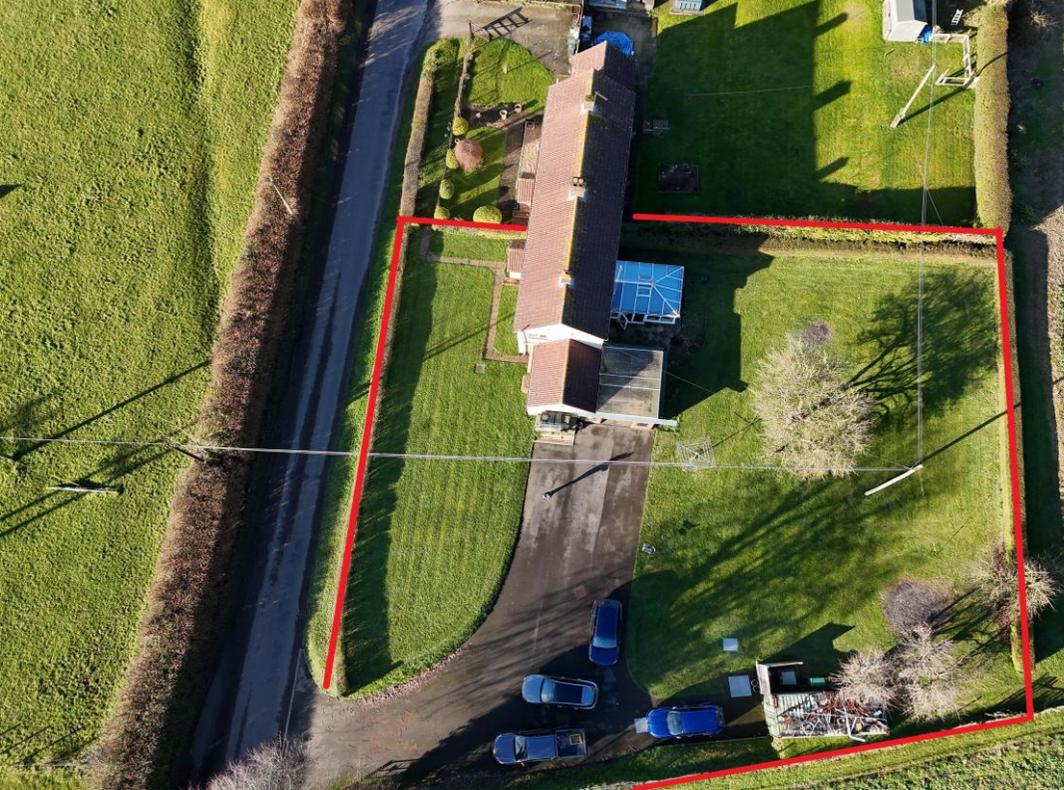
Approx. 43.8 sq. metres (471.7 sq. feet)



Main area: Approx. 124.7 sq. metres (1341.9 sq. feet)  
Plus carport, approx. 19.7 sq. metres (212.2 sq. feet)

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







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