



**HEARNES**  
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Gaunts Common  
Dorset, BH21 4JR

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## FREEHOLD GUIDE PRICE £750,000

A well presented four-bedroom detached bungalow with ample off-road parking and a double garage situated in an idyllic location on a superb plot with beautifully landscaped gardens enjoying uninterrupted views across farmers' fields.

- Entrance storm porch leading to entrance hallway with wood effect flooring, cloaks cupboard and access to loft
- Sitting/dining room with inset wood burner enjoying a dual aspect with patio door to garden and terrace
- Kitchen/breakfast room with range of base and eye level units and drawers with complementary worktops, inset halogen hob with adjacent oven and grill, space for appliances and small table and chairs, recess cupboard with storage and shelving and rear aspect window and door to garden
- Four large double bedrooms
- Main bedroom with built in wardrobes and luxury en suite shower room with double shower cubicle, vanity unit, wash hand basin, WC, part tiled walls, tiled flooring and ladder style heated towel rail
- Family bathroom with white three-piece suite with bath, shower screen and shower over, vanity unit, wash hand basin, WC, part tiled walls, tiled flooring and ladder style heated towel rail
- Oil fired heating and double glazing
- Ample off-road parking with double garage with pitched roof

A truly exceptional rear garden – a beautifully landscaped and thoughtfully designed outdoor haven enjoying uninterrupted views across open farmers' fields. Perfect for entertaining and family living alike, the garden features an Indian sandstone terrace patio adjoining a well-maintained lawned area, creating the ideal setting for al fresco dining and summer gatherings. A charming wooden gazebo provides the perfect space for BBQs and outdoor relaxation. Meandering pathways lead through stunning Cornwall stone raised flower beds bursting with an abundance of colourful flowers, mature shrubs and seasonal planting, while a Victorian-style greenhouse and substantial garden shed offer excellent facilities for gardening enthusiasts. There is also a dedicated potting area complete with raised compost beds and fruit cages with permanent netting. A superb wildlife pond creates a tranquil focal point, attracting an abundance of birds and natural wildlife, while beyond lies an impressive rear section of wildflower meadow blending seamlessly into the surrounding agricultural landscape. Further features include raised vegetable beds. The garden is enclosed by deer fencing, thoughtfully designed to protect flowers and homegrown produce. This magnificent garden offers a rare combination of beauty, practicality and countryside charm – a true sanctuary for keen gardeners, nature lovers and those seeking peaceful outdoor living.

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, Clayesmore, Milton Abbey, Sherborne, Dumpton, Sandroyd and Castle Court.

EPC RATING: D COUNCIL TAX BAND: F

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.

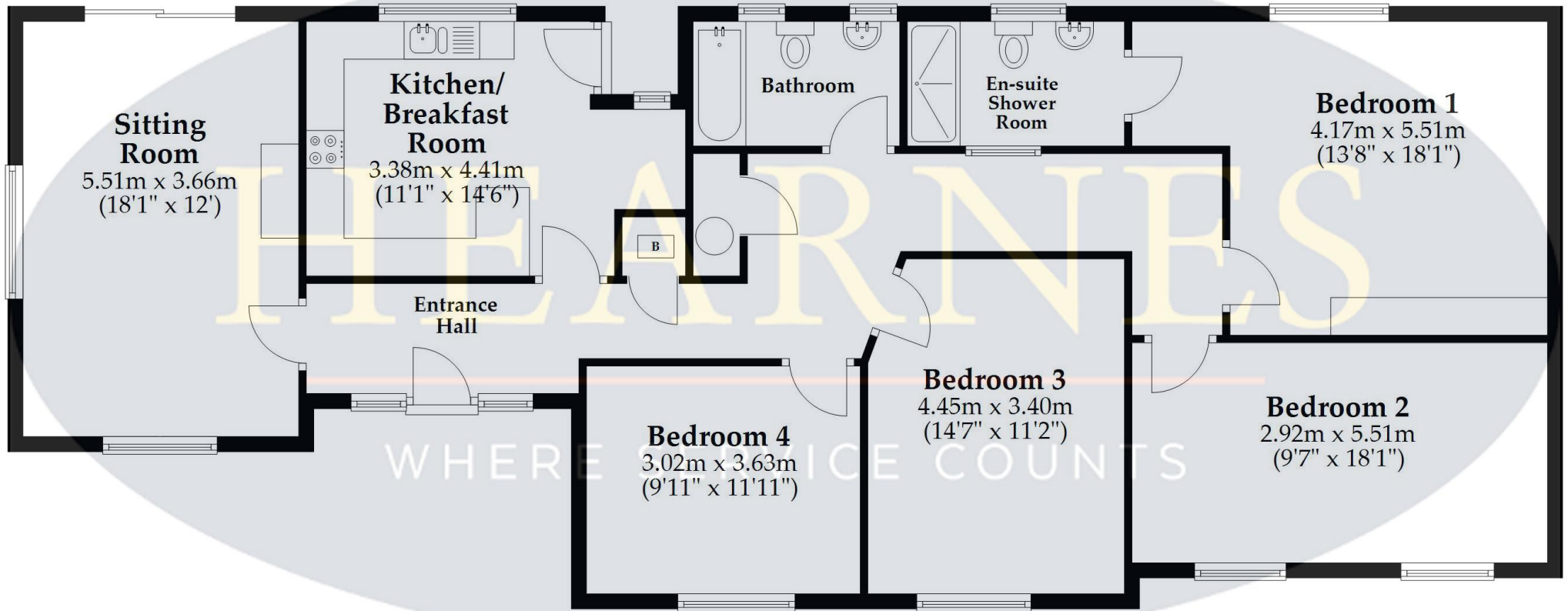




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

## Ground Floor

Approx. 133.0 sq. metres (1431.8 sq. feet)



Total area: approx. 133.0 sq. metres (1431.8 sq. feet)

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







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[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

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