



2 Bowerswaine Cottages,
The Hollow, Gussage All Saints,
Wimborne, Dorset, BH21 5ES

A spacious, extended Victorian semi-detached country cottage, for sale with NO FORWARD CHAIN, standing in an elevated position with far reaching country views, in an idyllic hamlet close to Gussage All Saints.

PRICE GUIDE:
£650,000-£675,000
FREEHOLD





This delightful country retreat offers spacious, well presented accommodation with character features, gardens bordered by a stream, lovely views over the surrounding fields, excellent off road parking, a brick outbuilding ideal as a garden room/home office, and modern cloakroom, en suite shower room and family bathroom facilities.

The house is connected to mains electricity, and has a private drainage system and a private water supply. It benefits from oil central heating, a wood burning stove, and some UPVC double glazing.

A covered entrance porch leads to a reception hall, off of which is a cloakroom and a small utility room with space and plumbing for washing machine.

The hub of the house is the large, open plan kitchen/ dining room which features a wood burning stove in a brick fireplace, and French doors to a double glazed conservatory (with further doors to the garden.)



 2  3  2



The kitchen has an under stairs cupboard and is fitted with Shaker style units, solid timber worktops, an island, a Belfast sink, and integrated dishwasher, fridge-freezer, Rangemaster cooker and extractor.

A wide opening from the dining area leads to a large, dual aspect sitting room with a glazed bay and French doors to a garden terrace.

From the kitchen, stairs lead to a semi-galleried first floor landing with loft access.

All 3 bedrooms have lovely country views, and 2 have Victorian style fireplaces. Bedroom 1 has a built-in double wardrobe, loft access and a modern en suite shower room. There is also a modern family bathroom.

2 Bowerswaine Cottages is set back from the lane off a long driveway. A 5-bar gate leads to a large gravelled area providing excellent off road parking. There is an external Worcester oil fired central heating boiler, and a small enclosure housing the oil storage tank.



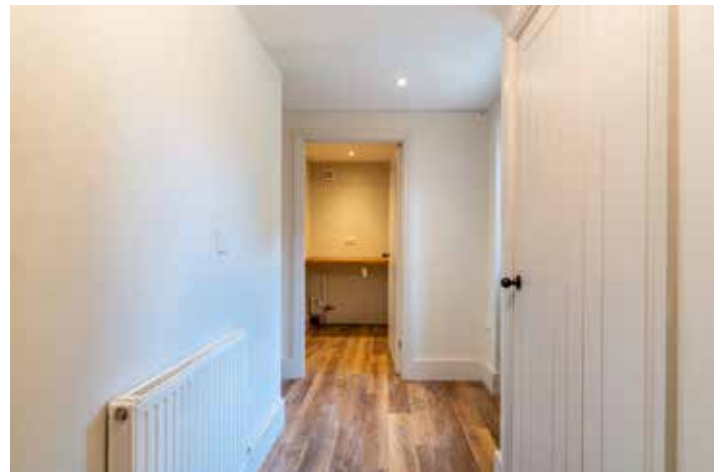
A useful feature of the outside space is a charming semi-detached brick outbuilding with a pitched roof and an open fireplace, which could be used as a garden room or home office.

The gardens extend to 3 sides of the property and are predominantly lawned, with hedge and fence boundaries and various shrubs including pampas grass. The lawns slope gently down to a stream, and there are lovely views across the surrounding open countryside.

Agents' Note: The private water supply is from the adjacent detached house, The Hollow.

Location: Gussage All Saints is a pretty and quiet village tucked away from main roads in a chalk valley within an Area of Outstanding Natural Beauty, about 10 minutes' drive from Cranborne and 15 minutes from Wimborne Minster.

It has a lively community served by The Drovers Inn, a parish church, a village hall, a Whatsapp group and emergency number, and a defibrillator.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



The historic town of Wimborne Minster 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. Just before the Horton Inn, turn left and proceed over the stone bridge, around the bends and up the hill. At the top, turn right, signposted to Gussage All Saints. Proceed down the hill, over a small bridge, and continue to the crossroads with Amen Cottage on the left hand side. Turn right to Bowerswaine, and the cottage can be found on the right hand side, approached off a wide driveway.

Council Tax: Band C

EPC Rating: Band D







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth