



By Brook, The Moor
Gussage All Saints, Wimborne
Dorset, BH21 5HQ

A well presented 3 bedroom detached
chalet style residence in a delightful
country location, adjoining a
chalk stream.



PRICE GUIDE: £665,000
FREEHOLD
COUNCIL TAX: Band F
EPC RATING: Band D

Christopher
Batten

in association with

Winkworth





Set on the edge of the picturesque village of Gussage All Saints, with lovely views onto open countryside, the property has been well maintained and benefits from oil central heating, replacement UPVC double glazing, a modern kitchen and shower room, garaging and off road parking. In order to maximise the first floor space, the dormers were extended and given new sloping roofs in 2020.

By Brook is connected to mains electricity and water, and a private drainage system (connected to a treatment works) was installed in 2014.

An entrance porch leads to the reception hall which has a cloakroom, a built-in coat cupboard (housing a water softener) and unusually large under stairs cupboards, two of which have flexible shelving. The triple aspect sitting room features a stone fireplace with a wood burner, a casement door to the rear garden, and an open archway to a study area.

The kitchen/dining room also has a triple aspect, with lovely views over the rear garden and open countryside to the front.





It includes Shaker style units, ample worktops, Karndean flooring, an extractor and space for cooker and fridge-freezer. Adjacent to the kitchen is a large utility/boot room with doors at both front and rear, personal door to the garage, free-standing units, space and plumbing for washing machine, space for tumble dryer, and Grant oil central heating boiler.

A straight staircase leads to the first floor landing which has an airing cupboard. Bedrooms 1 and 2 are dual aspect rooms with loft access, bedroom 3 has a built-in shelved double cupboard, and there is a shower room with shower, wash basin, WC and fully tiled walls.

The front garden is bounded by a picket fence and has a lawn and attractive mixed borders. A gravelled driveway provides ample off road parking and leads to the large attached garage which has an up-and-over door, a pitched roof providing eaves storage space, lighting, power points, a window and a rear door.

There is access at either side of the house to the well stocked rear garden which has a lawn, a patio, 2 timber sheds, a wood-store, and a large mixed border. The garden adjoins Gussage Brook, a chalk stream frequented by kingfishers, moorhens and egrets.

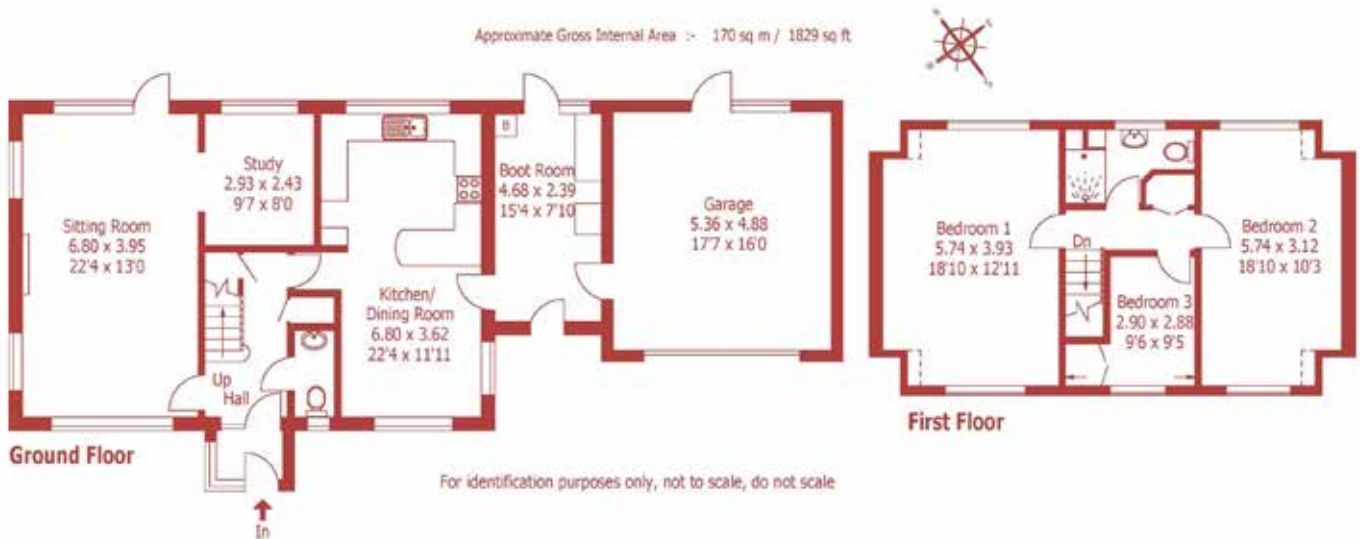


LOCATION: Gussage All Saints is a pretty and quiet village tucked away from main roads in a chalk valley within an Area of Outstanding Natural Beauty, about 10 minutes' drive from Cranborne and 15 minutes from Wimborne Minster. It has a lively community served by The Cockerel Inn, a parish church, a village hall, a Whatsapp group and emergency number, and a defibrillator. 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 sharp bends and up the hill. At the top, turn right, signposted to Gussage All Saints. Proceed down the hill and over a small bridge. At the crossroads, turn left into the village. Proceed past The Cockerel Inn on the right. As you approach the church, bear left over the bridge, towards Gussage St Michael. After a short distance, By Brook can be found on the right hand side.





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.







01202 841171

15 East Street, Wimborne

Dorset, BH21 1DT

properties@christopherbatten.co.uk

Christopher
Batten

in association with

Winkworth