Gussage All Saints, Dorset, BH21 5ET
FREEHOLD PRICE £675,000

Immaculately presented four bedroom three reception room detached village home constructed in 1985 with exceptionally spacious accommodation having undergone a programme of complete modernisation and refurbishment. This fine property is situated at the head of a private gravel driveway in the picturesque village of Gussage All Saints.

The accommodation is set over two floors and extends to just over 2000 sq feet of accommodation. The property has a gabled entrance porch leading to a spacious entrance hallway with tiled flooring and impressive central staircase, a door then leads off to a downstairs cloakroom with contemporary style fittings, double opening doors then lead through to the living room which has an Adams style fireplace with marble hearth and surround, enjoying a dual aspect with patio doors leading out on to the rear garden terrace. There is then a separate dining room and study both having a pleasant outlook overlooking the garden.

A superb spacious kitchen/breakfast room can then be found having an excellent range of base and eye level cupboards, with granite worktops, inset Miele hob with oven below, integral tall larder fridge. Dual aspect with further stable door leading to the garden, a door then leads off to the utility room. There is plumbing for automatic washing machine, dishwasher and tumble dryer having a featured high vaulted ceiling with skylight.

Outside, the gardens are a particular feature of the property and are landscaped. There is ample off road parking leading to double garage with two up and over doors, pitch roof providing loft storage area, lighting and power points, a water tap. A Worcester oil fired central heating boiler and personal door to the rear. Millstream House is set in a walled garden at the end of a private driveway which serves three properties. The plot extends to approximately one third of an acre and have been well maintained having a selection of trees including chestnut, silver birch, beech and apple. The garden is well stocked with a range of attractive plants and shrubs, lawn area and raised garden terrace. To one corner of the garden area there is a compost area and wood store. There is then a kitchen garden which has raised beds, with adjacent patio and seating area. To the far side of the property there is a wild flower bank. The garden enjoys a good degree of privacy and adjoins open countryside. Beyond the garden wall there is a stream with a gravel bed. Faster broadband speed through G W Networks.

The village has a historic church, a newly opened community owned pub and a club house and has access to many rural walks across to Cranborne Chase. Wimborne town centre is approximately 8 miles away which offers an array of shops, restaurants and leisure facilities as well as churches of various denominations, excellent schooling in both the state and independent sectors and a variety of public houses. The larger towns of Poole & Bournemouth and the city of Salisbury are nearby providing direct main rail links to London.

Directions from Wimborne proceed north on the B3078 towards Cranborne for approximately 5 miles and on reaching the crossroads at the Horton Inn turn left and proceed over the bridge. Continue around the bends taking you to the top of the hill and take the second turning on the right signposted Gussage All Saints, drop down into the valley and take the first left. After approximately half a mile turn right, going over the bridge into Gussage All Saints and Millstream House can be found on the left hand side, at the end of a long gravel private driveway.

COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
Ground Floor

Sitting Room
2.96m x 3.98m
(9'9" x 13'1")

Entrance Hall

Dining Room
2.96m x 3.17m
(9'9" x 10'6")

Study
2.98m x 3.98m
(9'9" x 13'1")

Utility

WC

Kitchen/Breakfast Room
4.15m x 4.92m
(13'7" x 16'2")

Double Garage
4.99m x 4.97m
(16'4" x 16'4")

First Floor

Master Bedroom
3.96m x 4.26m
(13' x 14"

Bedroom 2
2.95m (9'8")
3.56m (11'8") max

Bedroom 3
2.95m (9'8")
3.58m (11'9") max

Bedroom 4
1.87m x 3.16m
(6'2" x 10'4")

Dressing Room
En-suite
Bathroom

Landing

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

Gross Internal Floor Area: approx 186 sq.metres (2005 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood
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