



**HEARNES**  
WHERE SERVICE COUNTS

**Gussage St Michael  
Wimborne, Dorset, BH21 5HX**

# Gussage St Michael, Wimborne, BH21 5HX

## FREEHOLD PRICE: OFFERS IN EXCESS OF £550,000

A splendid character three double bedroom, two bathroom detached cottage with generous size kitchen/diner, conservatory, sitting room with wood burning stove, private landscaped garden, garage and ample parking set in the picturesque countryside village of Gussage St Michael.

- Entrance hall with tiled floor and access to cloakroom
- Cloakroom with tiled floor and wall mounted wash hand basin and low level flush WC
- Kitchen/diner with range of cream wall and floor units and complementary granite worktops, twin Belfast sink, Range cooker, American style fridge/freezer and dishwasher
- Separate utility room with plumbing for washing machine and tumble dryer
- Dual aspect sitting room with feature fireplace and wood burning stove
- Spacious first floor landing with loft access and airing cupboard
- Three double bedrooms all with fitted wardrobes and countryside views.
- Main bedroom with en suite shower room with shower, pedestal wash hand basin, low level flush WC, heated towel rail and tiled floor
- Family bathroom with roll top bath, wash hand basin set in a vanity unit, low level flush WC and heated towel rail
- Calor gas heating and septic tank
- Outside: Driveway giving ample parking and detached garage with pitched roof and up and over door. Landscaped rear garden

Gussage St Michael is a picturesque village approximately 10 miles from Wimborne. There is an excellent choice of schools in the area nearby both in the state and private sectors, the well reputed Castle Court and Dumpton private schools being close by and the local state schools include Allenborn Middle, St Michaels Middle and QE Upper which are very well regarded.

COUNCIL TAX BAND: E      EPC RATING: D

AGENTS NOTES: 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. 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.



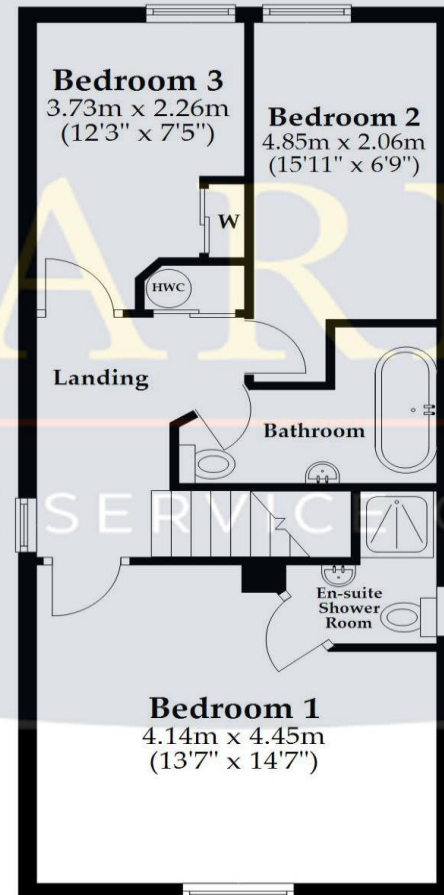


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

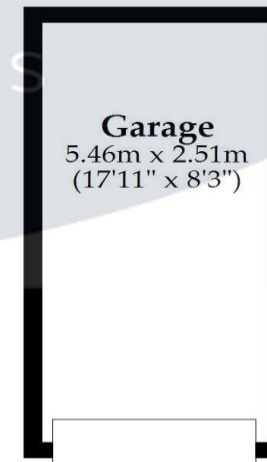
## Ground Floor



## First Floor



## Garage



House Internal Floor Area: approx 111 sq. metres (1195 sq. feet)  
Garage Internal Floor Area: approx 13.7 sq. metres (147.8 sq. feet)

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





[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)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD