

3 Woodcutts Farm Cottages, Woodcutts Lane, Gaunts, Wimborne BH21 4JJ

HARDWICK
ESTATE AGENTS

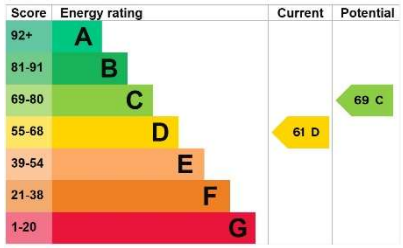
Situated in an idyllic rural setting surrounded by open countryside this beautifully presented, 3 double bedroom cottage has 2 large reception rooms and a detached garage, all set on a plot of approximately 0.21 acres.

- Characterful semi-detached cottage
- Generous south west facing gardens
- 3 double bedrooms plus office/nursery
- En-suite and family bathroom
- Kitchen/breakfast room
- Sitting/dining room
- Separate family room
- Large detached single garage
- Garden store/potting shed
- Wonderful far reaching views
- Parking for numerous vehicles

ASKING PRICE:

£635,000 (Freehold)

EPC RATING:











Property Description

Set within the heart of the Gaunts countryside, Woodcutts Farm Cottages is a characterful semi-detached home forming part of the historic Gaunts Estate. Originally built in the early 1900s as a workers' cottage, the property has been beautifully maintained and thoughtfully presented, offering bright, spacious accommodation and delightful views across its gardens and the surrounding fields.

Accommodation

The property is entered via an entrance hall which leads through to an inner hall with stairs rising to the first floor. The principal sitting room is a generous and welcoming space, centred around a solid fuel burner, ideal for cosy evenings. A separate family room enjoys lovely views over the garden, providing a flexible additional reception space.

The country style kitchen/breakfast room is well appointed with a good range of fitted units and features an electric range cooker, creating a practical yet characterful hub of the home. Completing the ground floor is a useful utility room with WC.

Upstairs, a spacious first-floor landing leads to three well proportioned double bedrooms. The main bedroom benefits from an en-suite shower room and an adjoining dressing room, which could also be used as a home office or nursery. Bedrooms two and three both retain traditional cast iron fireplaces, adding to the period charm. The main bathroom is fitted with a three-piece suite.

Outside

The cottage occupies a generous corner plot of approximately 0.21 acres. The gardens are laid mainly to lawn and enhanced by mature planted borders, a vegetable garden, greenhouse and an attractive patio terrace, ideal for outdoor dining and entertaining.





A gated driveway provides off-road parking for several vehicles and leads to a large detached garage with power and lighting. There is also a separate brick-built potting shed, offering further useful storage or gardening space.

Location

It is pleasantly situated within the small rural hamlet of Gaunts, surrounded by open countryside and rolling farmland, yet within easy reach of a range of local amenities. The setting offers a peaceful, semi-rural lifestyle with lovely walking opportunities directly from the property, including access to quiet country lanes and public footpaths through the surrounding Dorset countryside.

The nearby villages of Cranborne, Witchampton and Verwood provide a good selection of everyday amenities including village shops, post offices, public houses, cafés and primary schools, while the historic market town of Wimborne Minster, less than 4 miles away, offers a wider range of facilities. These include a variety of independent shops, supermarkets, restaurants, cafés, leisure facilities and highly regarded schools for all age groups.

The area is well known for its excellent educational options, with a number of well-regarded state and independent schools nearby, including St James' first school in Gaunts Common.

Additional information

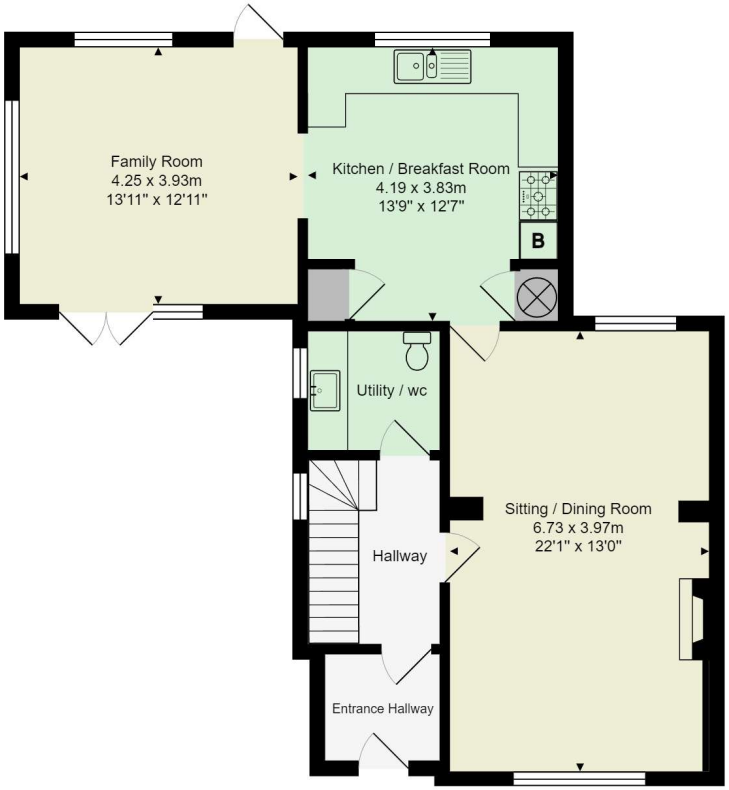
Council tax band – E
Oil fired central heating
Drainage – shared septic tank with adjoining neighbour
Broadband and mobile signal – Refer to Ofcom.org.uk



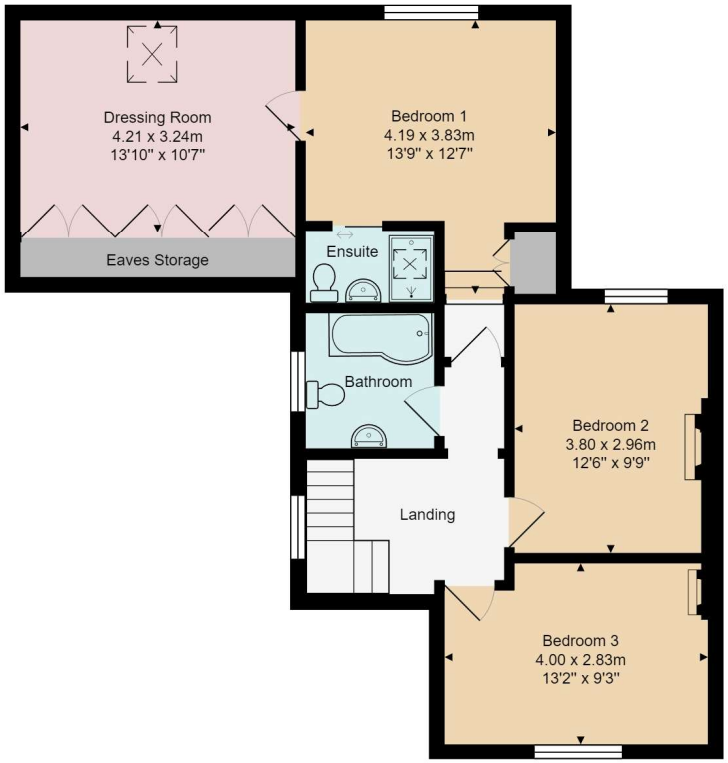




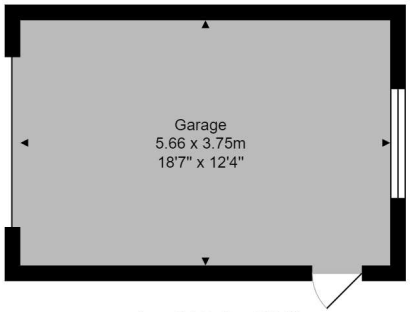




Area: 74.5 m² ... 801 ft²



Area: 70.4 m² ... 758 ft²



Area: 21.3 m² ... 229 ft²



Total Area: 166.1 m² ... 1788 ft²

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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