



All Saints House, Gussage All Saints, Wimborne, Dorset

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All Saints House, Gussage All Saints, Wimborne, Dorset BH21 5ET

A detached family home with annexe and fabulous far-reaching views over the glorious East Dorset countryside

Wimborne Minster 7.8 miles, Blandford Forum 9.4 miles, A31 10 miles, Shaftesbury 13.2 miles, Poole 15 miles, Salisbury 19 miles, Southampton Airport 33 miles

Reception hall | Sitting room | Dining room
Family room | Conservatory | Kitchen/breakfast room | Utility | Principal bedroom with en suite shower room | 3 Further bedrooms | 3 Shower rooms | Study | Double garage | Garden
EPC Rating E

The property

With a red-brick facade adjoined to a wing of brick and flint elevations, All Saints House is an attractive property offering character, charm and versatility with accommodation arranged across two floors.

On the ground floor, the spacious reception hall provides an inviting welcome with glimpses up to the galleried landing of the first floor. Reception rooms comprise an elegant sitting room featuring a fireplace with decorative surround and with inset wood-burning stove. Two separate doors give access into a light-filled conservatory, where the garden and surrounding terrain can be enjoyed throughout the seasons, and for hosting family and friends, the dining room on the opposing side of the hallway offers the ideal setting. The adjoining kitchen has a red AGA stove at its heart and is fitted with wall and base level cabinetry, whilst a utility room provides additional storage and a home to domestic appliances. A flexible-use family room is adjacent to the kitchen.

There are four bedrooms on the upper level where rooms enjoy the elevated vistas over the undulating landscape. Three rooms enjoy the benefit of en suite facilities, whilst the fourth room has a vanity sink and a link to a study. Additional facilities are provided on the ground floor, where a modern shower room is situated.

Outside

Wrought-iron gates, set within the brick pillars, mark the vehicular entrance to the property with a gravelled driveway providing parking and leading to the detached double garage for a sheltered halt. Picket fencing forms a partition to the side with a gate offering a route to the rear garden which is mainly laid to lawn, interspersed with specimen trees. The paved pathway links to a terrace adjoining the house with direct access from the conservatory offering opportunities for outdoor dining and relaxation. Offering an additional passage, a gravelled path with garden to either side leads to a pedestrian gate where a line of shrubs fronts the lane offering a natural boundary and affording views across to open countryside.

Location

In the picturesque county of Dorset, the village of Gussage All Saints is sited alongside a small stream in a shallow valley on the dip slope of Cranborne Chase, which is a designated AONB offering a haven to nature and walking enthusiasts. Local amenities include a village hall and a community pub, The Drovers Inn, with the nearby towns of Wimborne Minster and Blandford Forum providing a good range of shopping, cultural and leisure facilities. Within easy reach are Poole, with its renowned harbour and beaches, and the Cathedral City of Salisbury, both of which provide train services to London. Road-users can access the A31 and the A354 for links to the major road network and Southampton Airport provides travel further afield. State schools are at Wimborne St Giles, Cranborne and Wimborne and independent schools in the wider area include Bryanston, Canford, Dumpton and Clayesmore School.





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House internal area 2,801 sq ft (260 sq m)

Garage internal area 340 sq ft (32 sqm)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

PLEASE NOTE: When in the village, please do not follow your Sat Nav, as the postcode does not take you to the front door. From the A354, to the south of Salisbury, follow the road towards Blandford. At the Handley Cross roundabout take the second exit and stay on the A354. Just after the village of Cashmoor, turn left sign-posted to Moor Cichel. After a short distance, turn left onto Parsonage Hill and at the junction turn right. Turn right at the next junction and follow the road for some distance, passing St Michael's Church on the right, to Gussage All Saints. Turn right before the bridge into Mead Lane, signposted to Horton and Wimborne Minster (junction with the grass triangle) and the property will be found immediately on the right.

General

Local Authority: East Dorset Council - 01202 894388

Services: Mains electricity & water. Oil fired central heating and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: G **Tenure:** Freehold

Guide Price: £999,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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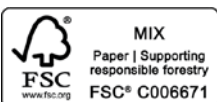
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