

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

## DOLLS COTTAGE

WIMBORNE, DORSET, BH21 4JN

FINE & COUNTRY  
Homes from Edwards





# OFFERS IN EXCESS OF £950,000

---

- DETACHED THATCHED COTTAGE
- THREE DOUBLE ENSUITE BEDROOMS
- KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY
- LOUNGE
- FAMILY ROOM
- AIR SOURCE HEATING SYSTEM WITH UNDERFLOOR HEATING
- DETACHED GARAGE
- DELIGHTFUL GARDEN

Idyllically located along a quiet country lane, this three double bedroom thatched cottage was built in recent years and offers an authentic character home with the conveniences of modern day living - including an Air Source Heat Pump which services underfloor heating throughout the property. Designed by a reputable local architect, the property has been finished to an exacting standard with great care and attention to detail and the use of quality materials including tiles by Fired Earth and Porcelanosa, and sanitaryware by Villeroy and

Boch.

On the ground floor, spacious and versatile accommodation includes a stunning kitchen/breakfast room and a separate utility room. A triple aspect living room offers space for relaxation and entertaining, whilst an additional family room has double doors opening to the delightful garden.

On the first floor, the master bedroom enjoys views to both front and rear and the benefit of an





ensuite bathroom. Two further double bedrooms each have an adjoining, luxuriously fitted ensuite.

Outside, the front garden is bounded by post and rail fencing and established hedging and border planting with a central path bordered by cottage garden planting leading to the front door. There are lawns to both front and rear of the property and a detached garage, with power and light, set to the side of the property.

The pretty village of Gaunts Common is just a few miles north of Wimborne town centre with its eclectic mix of independent retail outlets, cafes, restaurants, museum and theatre, all within the shadow of the imposing Minster Church. Gaunts Common has a first school which is just a short walk from the property and well regarded upper schools, both state and independent, are all within easy reach. A local post office and general stores are nearby in the village of Furzehill. Further afield, the Poole and Bournemouth conurbation are within 30 minutes drive with the world renowned Jurassic coastline a little further to the

west, whilst to the east, the New Forest National Park is little more than half an hour away.

EPC: C

Council Tax Band: G

Services: Mains Electric, Air Source Heating System, Private Drainage

DRAFT DETAILS AWAITING APPROVAL FROM THE VENDOR.



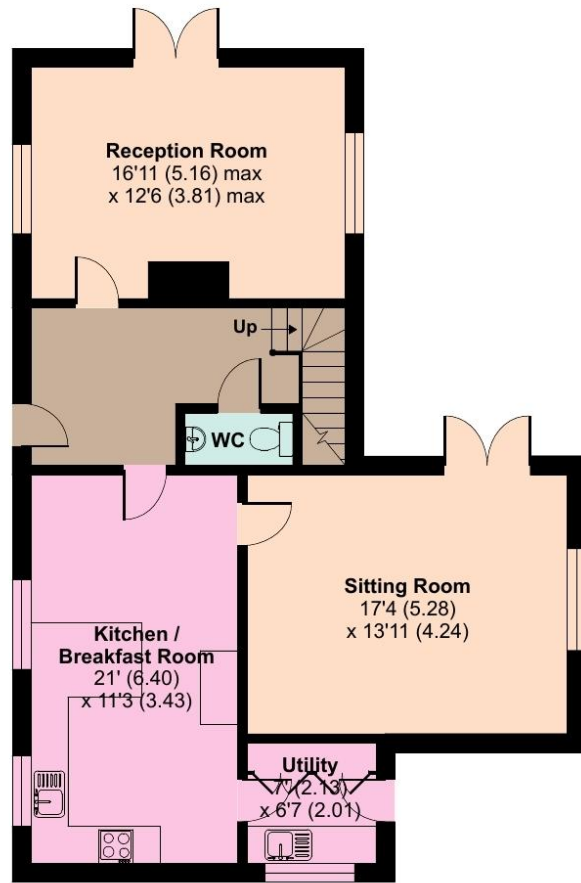
# Gaunts Common, Wimborne, BH21

Approximate Area = 1820 sq ft / 169.1 sq m

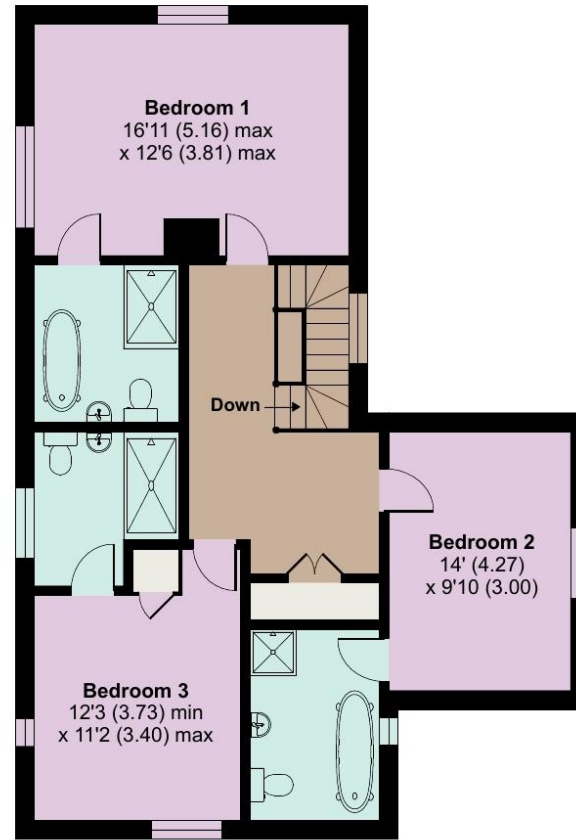
Garage = 213 sq ft / 19.8 sq m

Total = 2033 sq ft / 188.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022.  
Produced for Edwards Estates Ltd. REF: 870129



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS



### **Fine & Country Wimborne Sales**

47 East Street, Wimborne, Dorset, BH21 1DX • [www.edwardestates.com](http://www.edwardestates.com)  
01202 842842 • [info@edwardestates.com](mailto:info@edwardestates.com) • [www.fineandcountry.com](http://www.fineandcountry.com)

**FINE & COUNTRY**  
Homes from Edwards