



2 Blenheim Cottages
Gussage All Saints
Wimborne, Dorset, BH21 5EX

A beautifully presented 2 double bedroom semi-detached cottage with a lovely south facing garden including a home office/studio, in the picturesque village of Gussage All Saints.

PRICE GUIDE: £545,000
FREEHOLD



Christopher
Batten

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One of a pair of pretty character homes set back from the road, 2 Blenheim Cottages has undergone a programme of refurbishment since 2021 and is tastefully presented throughout. It is connected to mains electricity and water, and has oil fired central heating and UPVC double glazing. The pair of cottages share a private drainage system, the septic tank for which is located in the garden of number 2. The gravel drive provides off road parking, and the delightful garden studio/office benefits from a useful en suite shower room.

An attractive gabled entrance porch leads to a front lobby with a tiled floor, off of which is a ground floor cloakroom.

The charming living room has a natural brick feature wall, a log burner, oak flooring, and powder-coated aluminium double glazed French doors to the rear garden. The separate dining room also has oak flooring, and bi-fold doors to a raised timber sun deck (with pergola over.)



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The kitchen features handmade and hand-painted Shaker style oak units, solid beech worktops, Belfast sink, integrated fridge-freezer, dishwasher, Neff (Calor) gas hob, extractor and Neff electric oven. A stable door leads to a rear utility/boot room with space for washing machine and tumble dryer, double glazed door to outside, and an integral boiler room (with Grant oil fired central heating boiler and a water softener).

From the hall, stairs lead to a spacious first floor landing/study area from which there is access via retractable ladder to a fully boarded and insulated attic with 2 skylights, lighting and power points.

Bedroom 1 has a dual aspect, fitted wardrobes and a fireplace, and bedroom 2 has fitted wardrobes. There is a bath/shower room with twin-ended bath, walk-in shower, WC, wash basin, towel radiator and tiled floor.

A gravel driveway with brick edgings provides ample off road parking and is flanked by a lawn and a beautifully stocked, deep herbaceous border. There is a low brick garden wall boundary to the front.

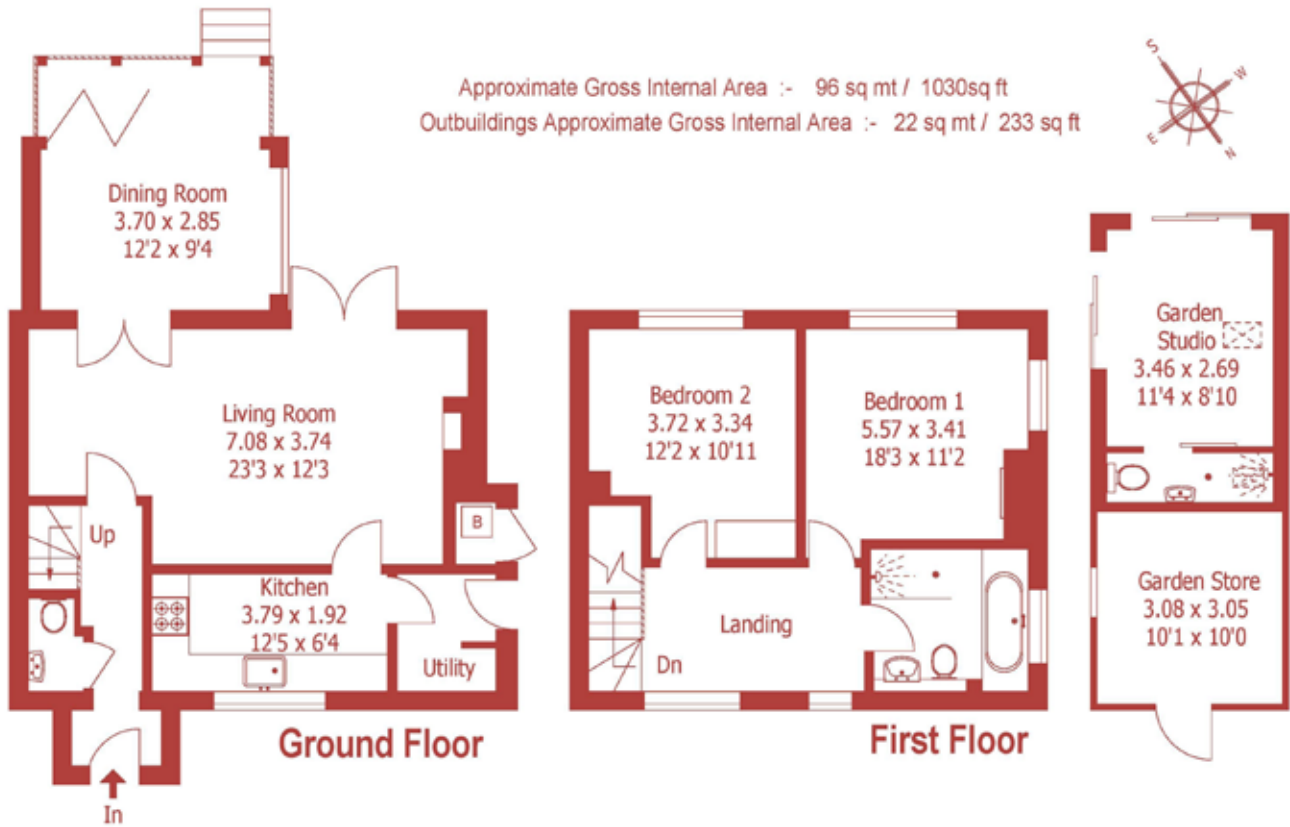


A side gate gives access to the delightful south facing rear garden. Adjacent to the house is a courtyard area with a garden store housing a hot water cylinder for the en suite in the garden studio. The studio has a vaulted ceiling, oak beams, 2 double glazed sliding patio doors, 2 conservation rooflights and an en suite with shower, wash basin and WC.

There is a raised garden area with central steps to a lower level with a lawn, a pergola with climbing roses, and established hedges. To the side of the garden store is the oil storage tank and a useful garden storage area. There is a post-and-rope boundary with the adjacent semi-detached cottage.

Location: Gussage All Saints is a pretty and quiet village tucked away from main roads in a chalk valley within an Area of Outstanding Natural Beauty, about 10 minutes' drive from Cranborne and 15 minutes from Wimborne Minster. It has a lively community served by The Cockerel Inn, a parish church, a village hall, a Whatsapp group and emergency number, and a defibrillator.





For identification purposes only, not to scale, do not scale



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The historic town of Wimborne Minster offers a wide range of amenities, and the coastal town of Poole and the city of Salisbury, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive. The conservation village of Cranborne, on the fringe of the Cranborne Chase, has shops, schools and pubs.

Directions: From Wimborne, proceed in a northerly direction on the B3078 Cranborne Road for approximately 5 miles and turn left at the Horton Inn. After about half a mile, turn right, signposted to Gussage All Saints. Proceed down the hill and over a small humpback bridge. Turn left at Amen Corner and proceed into the village. Elm Tree Cottage can be found on the left hand side, just before The Cockerel Inn.

Council Tax: Band C

EPC Rating: Band E







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