



Old Orchard, Manor Road
Gussage St Michael
Wimborne
Dorset
BH21 5HY

A beautifully presented 3 double bedroom detached chalet style country home in the picturesque and popular village of Gussage St Michael, about 8 miles to the north of Wimborne.

ASKING PRICE: £725,000
FREEHOLD

Christopher
Batten

in association with

Winkworth





Built in 1982, and owned by our clients since new, the property has been maintained to a high standard. In 2012 a large conservatory was built to the rear of the house, overlooking the gardens and the adjacent farmland, and plastic fascias and soffits have been fitted in the last 6 months. Plans for a 2 storey extension were passed in 2017, and it is likely that such a scheme would be approved again.

Old Orchard is set off a long, private gravel driveway and stands in impressive gardens with outstanding rural views.

Gussage St Michael is within about 20 minutes' drive of Wimborne, and about half an hour from the coastal towns of Poole and Bournemouth and the city of Salisbury.

The property is connected to mains electricity and water, and has a private drainage system, LPG heating, cavity wall insulation and quality double glazed windows throughout.

A covered entrance porch leads to an entrance hallway with oak effect flooring and an under stairs coat cupboard.





The spacious sitting room features a floor-to-ceiling brick open fireplace (with inset wood burning stove).

A pair of glazed casement doors lead to the superb conservatory which has full height windows, a glass roof, large format ceramic floor tiles, and double casement doors to the garden.

There is a separate, dual aspect dining room with a fine view over the garden.

The kitchen/breakfast room has a range of units and worktops, ceramic sink, ceramic tiled floor, partly tiled walls, downlighters and a breakfast bar to seat 4 or 5. There is a Miele double fan oven, a ceramic hob, and space for a fridge-freezer. A walkway leads to a utility room with worktops, space for white goods and door to outside.

There is also a ground floor cloakroom.

On the first floor there are 3 spacious double bedrooms, all of which have dual aspects and superb open country views.

The family bath/shower room has a bath, a shower, a wash basin and a WC.



From Manor Road, a long, gravelled shared driveway leads into a gravelled courtyard where there is an integral double garage (with light and power) and a timber double carport. There is a shingle drive with space for 3 or 4 vehicles.

The gardens, lying to the rear and side of the house, are an outstanding feature. There is a large lawn interspersed with flower and shrub beds, trees including chestnut, birch and fir, a large entertaining terrace, and a timber shed.

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne for approximately 5 miles. Turn left at The Horton Inn, and proceed over a stone bridge. Continue towards the Blandford-Salisbury Road and, after about 3.5 miles, turn right, signposted to Gussage St Michael. Proceed down Parsonage Hill to the bottom of the hill. Go straight across into an unnamed gravel driveway which leads directly into Old Orchard.

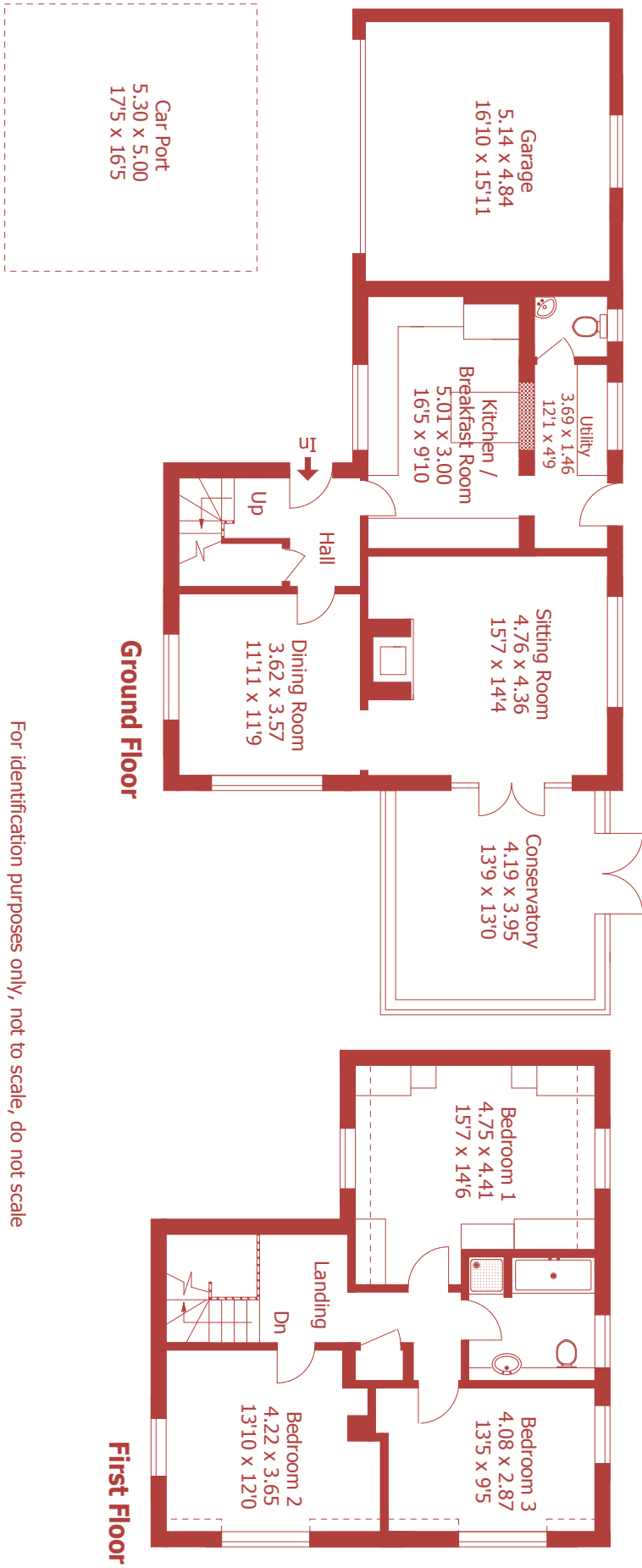
COUNCIL TAX - F

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Approximate Gross Internal Area :- 177 sq m / 1906 sq ft



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