



# Hillview, Gaunts Common

Wimborne, Dorset  
BH21 4JR



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Hillview is a stunning detached period thatched cottage standing in beautifully arranged gardens in a popular village about 4 miles from Wimborne town centre. Built in the 17<sup>th</sup> century and occupied by the present owner since 2002, Hillview has been extended, updated and refurbished to a particularly high standard and is now offer for sale in truly exemplary decorative condition throughout, with impressive 4-car garaging.

The first floor was re-modelled in 2003, converting the 4 bedrooms into 3 large double bedrooms including a superb master suite with a large bath/shower/dressing room.

The original part of the cottage has elevations of brick-faced cob. The more recent extensions are of cavity brickwork, and the whole house is under a combed, wheat reed roof which was replaced in 2003. The ridge was last replaced in January 2017 and there is a brick chimney.

Hillview is situated on a slightly elevated site with a superb garden which mainly faces due south. Another outstanding feature is a magnificent 4-car garage which could be converted into a studio, offices or an annexe (subject to planning consent.)

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Viewings by appointment  
**Price Guide £975,000 Freehold**





The house is connected to mains electricity, water and drainage and has an oil fired heating system and timber double glazed casement windows throughout. Mains gas is not available.

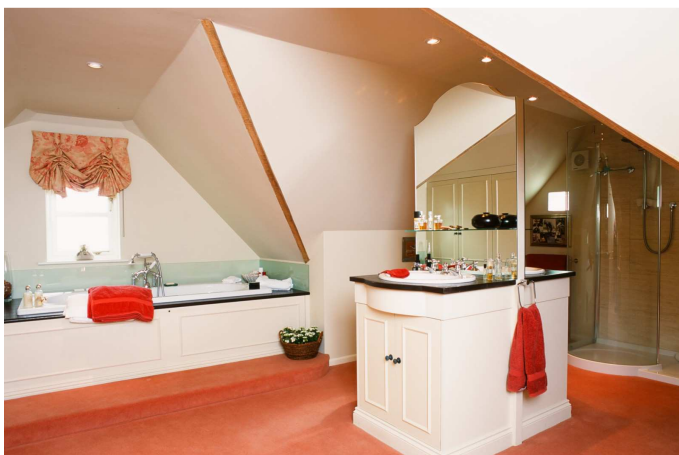
Gaunts Common is situated between the villages of Horton and Furzehill, the latter of which has The Stocks Inn and a post office/shop. The picturesque market town of Wimborne Minster offers a comprehensive range of shops and amenities, and the wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Dumpton, Canford, Castle Court, Bryanston and Clayesmore.

A tiled canopy leads to an entrance hall, from which a stable door leads to a long inner hallway with a recessed wine rack. There is a shower room and a small boot room.

The impressive, split level drawing room has a triple aspect, with casement doors to the terrace and garden. The separate dining room (or winter lounge) has exposed ceiling timbers, access to the terrace, and an inglenook fireplace with bressummer beam and inset wood burning stove on a tiled hearth.

In addition there is a large study with a vaulted ceiling and rooflights, leading to a rear hallway and utility room with WC.

The impressive kitchen/breakfast room was extended and re-fitted in 2007 and comprises a quality traditional hand-built framed kitchen with an excellent range of granite work surfaces and units.





Appliances include a Miele conventional oven, steam oven, warming drawer and 4-plate touch-control ceramic hob, extractor unit, integrated dishwasher and built-in Miele fridge-freezer. There are downlighters and quality oak flooring, and the breakfast area has doors to the garden and space for a table and 6 chairs.

The semi-galleried landing leads to the magnificent master bedroom which has 3 casement windows overlooking the front garden. 3 steps and a wrought iron door lead to an outstanding en suite bath/shower/dressing room with a double-ended modern bath, central twin vanity wash basins, a walk-in fixed screen shower, WC, and an excellent range of fitted wardrobes.

There are 2 further triple aspect double bedrooms with storage, and a family bathroom.

A most unusual feature is a semi-integral 4-car garage which was constructed to a particularly high standard, with internal lighting, 2 personal doors and an excellent workshop area (with quality flooring.) There is a reinforced, insulated electric roller door.

The gardens are a particular feature of Hillview, being enclosed by high mixed hedgerows and not overlooked at all. A tarmac slipway and a 5-bar gate lead to a gravelled driveway and courtyard.

The front garden, which faces due south, is arranged as a large, flat lawn interspersed with well stocked flower and shrub beds along with flowering cherry, young magnolia, laurels, fruit trees and gunneras. There is a large, full width entertaining terrace across the front of the house, a timber bridge over a waterway to the boundary, an aluminium greenhouse, a compost bin and a fine view over the adjacent farmland. To the side of the house there is a further terrace and an expanse of lawn, screened from the farmland by hedgerows.

The rear garden boundary includes laurel, willow, silver birch and camellias, and a grass bank leads to the rear of the house. There is a large, detached, fully lined and insulated studio with deck and quality flooring, ideal for use as a home office. There are conifer hedgerows and an arbour leading to a further vegetable garden area with a beehive.

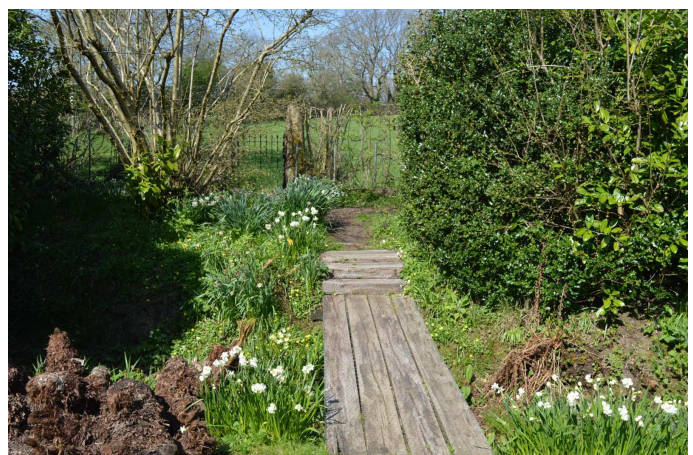
**DIRECTIONS:** From Wimborne, take the B3078 towards Cranborne and turn right towards Furzehill. Proceed past the Stocks Inn and eventually turn left at Pig Oak, signposted to Gaunts Common. On entering the village, continue round the sharp, left hand bend, and, as you start to climb the hill, Hillview can be found on the left hand side.

**COUNCIL TAX:** Band G

**EPC RATING:** Band D

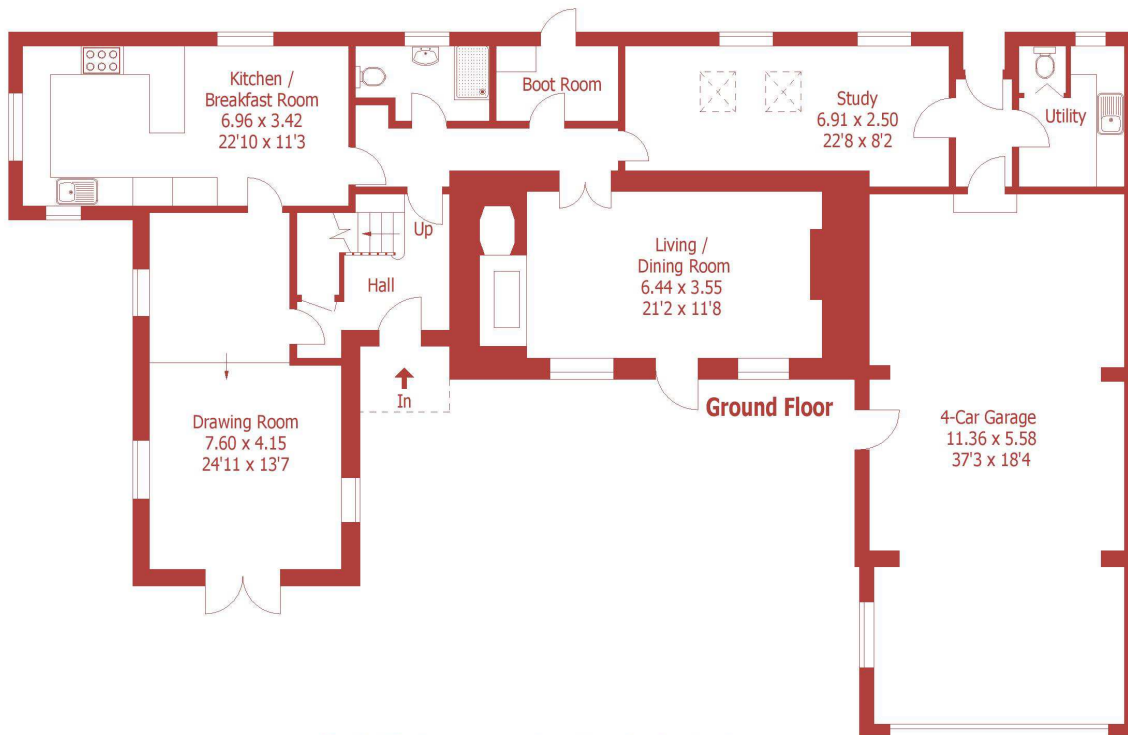
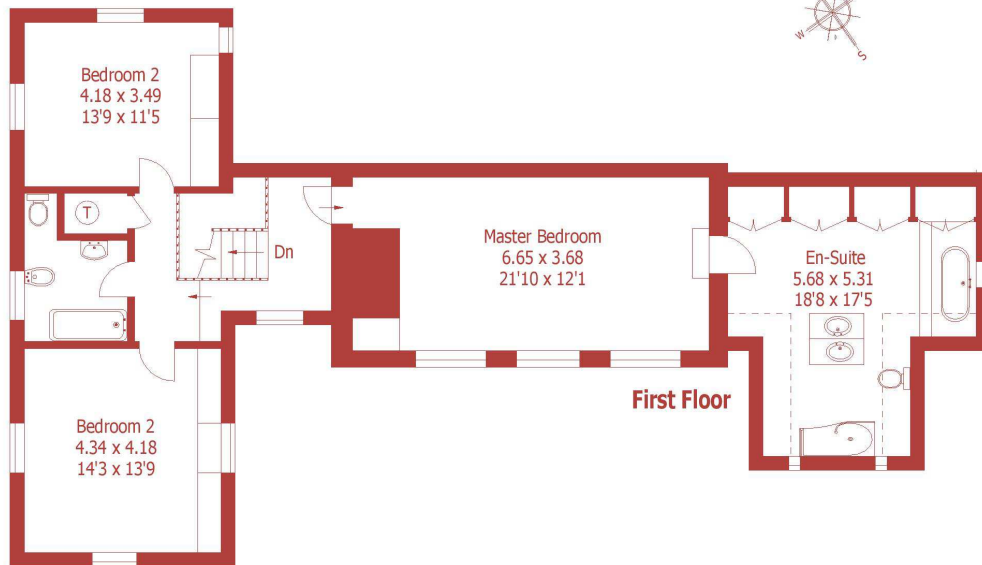


This Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.



## Hillview, Gaunts Common, Wimborne

Approximate Gross Internal Area :- 315 sq m / 3387 sq ft



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

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