GUSSAGE HOUSE

GUSSAGE ALL SAINTS • WIMBORNE • DORSET
An outstanding Grade II listed village house dating from the late 17th century and set on the edge of Cranborne Chase
GUSSAGE HOUSE
GUSSAGE ALL SAINTS • WIMBORNE
DORSET • BH21 5ET

Mileages
Wimborne 8 miles, Blandford Forum 10 miles
Shaftesbury 13.5 miles, Salisbury 18.5 miles
(London Waterloo from 1hr 23 minutes)
Bournemouth Airport 14.5 miles

Gussage House
Reception hall, Dining room, Drawing room, Sitting room, Library,
Kitchen/breakfast room, Orangery, Utility room, Cloakroom,
Extensive cellars with boiler room.
Master bedroom with en suite bathroom, 3 further principal bedrooms,
3 further en suite bath/shower rooms
2/3 attic bedrooms, Bathroom, Music room, Lift

Coach House
Living room, Kitchen, 3 bedrooms, Bathroom,
Tack room, Double garage
Outbuildings including 2 garages, pool room,
2 loose boxes, garden stores

Gardens and Grounds
Swimming pool, Tennis Court, Formal and informal gardens,
Kitchen garden, Paddocks,
Frontage on tributary to the River Allen.

About 4.5 acres

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Your attention is drawn to the Important Notice on the last page of the text.
SITUATION

Gussage House sits in delightful gardens and grounds on the edge of the small village of Gussage All Saints within the Cranborne Chase Area of Outstanding Natural Beauty. The village has a particularly fine church, dating from the 14th Century, a village hall and The Drovers Inn, the community owned public house. The nearby historic market towns of Wimborne Minster and Blandford Forum offer an excellent variety of shopping and recreational facilities whilst the city of Salisbury is further afield.

There are direct rail services from Salisbury to London Waterloo and road connections are good with the A354 providing a link to Salisbury and the A303. The A31 links to Southampton, Winchester and the M3 for London and the Home Counties. Bournemouth Airport now has flights to a variety of UK and European destinations.

The area is well served by numerous public and preparatory schools including Bryanston, St Mary’s Shaftesbury, Milton Abbey, Sherborne, Clayesmore, Canford, Knighton House, Hanford, Port Regis and Sandroyd.

The countryside in the area is well known for pheasant and partridge shooting and lies in the heart of Portman Hunt country. In addition the River Allen offers wild brown trout fishing and Poole Harbour is 18 miles away for sailing and water sports.
**DESCRIPTION**

Gussage House is an exceptional property, formerly the rectory and believed to have been built by Col John Churchill in 1685 with 18th and 19th Century additions. It is built of brick with stucco quoins under a hipped tile and slate roof with 4 bays of sash windows.

The house is approached through a pair of impressive brick piers with a sweeping gravel driveway leading to a parking and turning area. The front door opens into a deep porch which in turn opens through to the reception hall. The principal reception rooms are laid out to make the most of the west and southerly views and include a beautifully proportioned dining room, a drawing room and sitting room with connecting folding doors and a library. The drawing room and dining room each have period fireplaces and the reception rooms have the moulded cornices, working shutters and sash windows expected in a house of this age. The sitting room and library have French windows opening onto the south facing terrace and the library is fitted with bespoke bookshelves.

The kitchen/breakfast room has been cleverly designed with a range of bespoke units under granite worktops and an oil fired 4-oven Aga. The breakfast room has French doors open onto a south-east facing terrace and there is an exceptional adjoining orangery providing a superb informal living space. Adjacent to the kitchen is a large utility/boot room with doors to the terrace and driveway.

Gussage House has extensive cellars which include traditional wine cellars and the plant room. A four passenger lift is installed which links to all floors.

A fine original oak staircase leads to the first and second floors and is one of the most important historic features in the house. There are four bedrooms on the first floor, including a superb master bedroom suite with an adjoining bathroom. There are three further well-proportioned bedrooms, each with its own bath or shower room. There are currently two further bedrooms on the second floor which share a family bathroom, a large music room (potentially a seventh bedroom) and a store room.
Gross internal area (approx.)

Approximate Gross Internal Area:
Main House: 6881 Sq Ft - 639 Sq M
Staff Cottage: 1272 Sq Ft - 118 Sq M
Further Outbuildings: 1318 Sq Ft - 122 Sq M

For identification only - Not to scale
THE COACH HOUSE
The Coach House and stables sit around a pretty cobbled courtyard to the North-East of the main house. Part of the Coach House has been converted to provide a superb self-contained cottage, ideal for staff or dependant relatives. It has a kitchen, living room, three bedrooms and a bathroom. There is also a double garage and a former tack room.

OUTBUILDINGS
Adjacent to the coach house is a further range of traditional outbuildings. These include two loose boxes, a tack room, two garages and the pool room with changing area, WC and shower. Within the grounds there is a further machinery shed with adjoining log store.

GARDENS AND GROUNDS
Gussage House sits in delightful gardens and grounds and has a wonderful approach via a sweeping gravel drive with magnificent brick piers. Adjacent to the house is a flagstone terrace and tiered formal lawns surrounded by beautifully stocked herbaceous borders. To the west, a path leads down to a pretty brick bridge, crossing the river to a large pond, surrounded by wild flowers and framed by Yew hedges. A further dining terrace is accessed from the orangery and kitchen and the swimming pool with automatic safety cover is located to the south-east within a pretty and secure walled garden, with a pool house in the adjacent outbuilding. To the east of the formal garden is a substantial kitchen garden with fruit cages and a small orchard.

Beyond the river, a path continues past the pond to access a newly refurbished tennis court and the balance of land which forms a post-and-rail fenced paddock with road access onto Mead Lane. There is single and double bank fishing on the River.

DIRECTIONS
From Salisbury take the A354 towards Blandford Forum passing through the village of Coombe Bissett and crossing straight over the roundabout with the B3081. About 3.5 miles after the roundabout, after passing through the village of Cashmoor turn left at the junction signposted Moor Crichel and Horton. After another 1.5 miles turn left onto Parsonage Hill which is signposted Gussage All Saints. After a short distance, at the T-junction turn right and then turn right again, continuing to follow signs for the village. After about a mile, the gateposts for Gussage House will be seen on the right hand side.
SERVICES
Mains water and electricity. Private drainage.
Oil fired central heating.

FIXTURES AND FITTINGS
All fitted carpets, curtains and garden furniture/garden ornaments are specifically excluded from the sale but could be made available by separate negotiation.

LOCAL AUTHORITY
East Dorset District Council, Allerview House, Hanham Road, Wimborne, Dorset, BH21 1AJ

POST CODE
BH21 5ET

VIEWING
Strictly by appointment with Savills.

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