



A CHARMING GRADE II LISTED COTTAGE IN A SOUGHT AFTER VILLAGE

THE OLD POST OFFICE, TARRANT GUNVILLE, DORSET

savills

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THE OLD POST OFFICE, TARRANT GUNVILLE,
BLANDFORD FORUM, DORSET DT11 8JN

Entrance porch ♦ Reception/ dining hall ♦ Sitting room
♦ Kitchen ♦ Utility/ boot room ♦ Cloakroom ♦ Master bedroom
with en suite shower room ♦ Second bedroom ♦ Family
bathroom ♦ Detached garage and driveway ♦ Delightful gardens
of around 0.63 acres

Situation

The Old Post Office is in the heart of Tarrant Gunville, a popular Dorset village with a parish church and village hall. The village is about 3.5 miles from the market town of Blandford Forum and about 6 miles from Wimborne Minster, both offering excellent shopping and recreational facilities. There are first class schools in the wider area including Bryanston, Canford and Clayesmore. The popular towns of Bournemouth, renowned for its sandy beaches, and Poole with its harbour for sailing and watersports, are both on the Dorset coast, and the city of Salisbury is about 25 miles away, all having mainline train services to London.

Description

The Old Post Office is a charming Grade II listed cottage, which as its name suggests, was formerly the village Post Office. The most appealing elevations are of alternating panels of red brick and knapped flint and stone, with stone quoins to the front, under a slate roof. The elevations are enhanced by pretty small-paned cast iron casement to most windows. This much loved home has been well maintained but would now benefit from some modernisation and redecoration. Many rooms feature double aspects, making the cottage bright, and there is oil fired central heating.

A panelled front door opens into an entrance porch, and a glazed door then leads into the reception/ dining hall with double aspect windows, brick chimney breast and fireplace, wood wall panelling and an understairs cloaks storage cupboard. The sitting room also features double aspects, a painted wood fire surround with stone inset, hearth and open grate. The timber sun room is approached from the dining hall, and has doors to the terrace. The kitchen has windows to front and rear and is fitted with a range of cupboards and drawers, sink unit, double oven and hob, there is also a large utility/ boot room with a further sink, oil fired boiler, range of storage cupboards, stable door to the rear garden and door to a cloakroom. On the first floor are two bedrooms, the master having an en suite shower room with shower,



wash basin and w.c. and two built in cupboards, the second bedroom has a built in wardrobe and the family bathroom also houses the airing cupboard.

Outside

A shingle driveway with extensive parking and turning area leads to the timber Garage with power and light. The gardens are a delightful feature extending in all to about 0.63 acres and being well stocked with a variety of shrubs, trees and herbaceous plants. At the front a central path between two lawns leads the front door. The expansive rear garden faces west and has a paved terrace with pergola over, and featuring the original cottage's well, a large lawn with a belt of trees and shrubs at the rear, and a kitchen garden area sheltered by a beech hedge. Within the garden are several useful timber garden stores and a greenhouse.

Directions

From Wimborne proceed north along the B3078 to Horton, turning left at the Horton Inn. Continue on this road for about 4 miles and at the T junction turn left onto the A354. Turn right, signposted to Tarrant Gunville after about 2.3 miles. Continue about 1.5 miles into the village, and the property can be found on the left, next to the red telephone box. From Blandford, take the A354, and after 3.5 miles turn left signposted Tarrant Gunville, then as above.

Additional Information

Services: Mains water and electricity. Private drainage. Please note that the working condition of any of the services or appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority: Dorset Council.

Post Code: DT11 8JN

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.



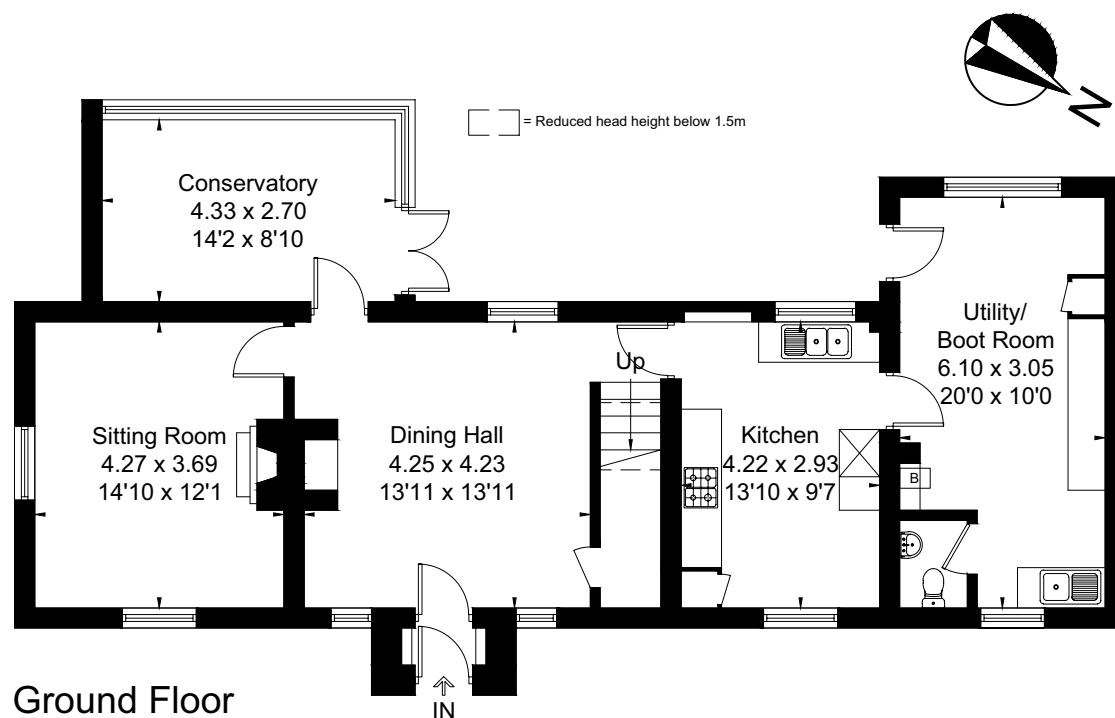
FLOORPLANS

Approximate Area = 141.9 sq m / 1528 sq ft

Garage = 21.7 sq m / 233 sq ft

Total = 163.6 sq m / 1761 sq ft

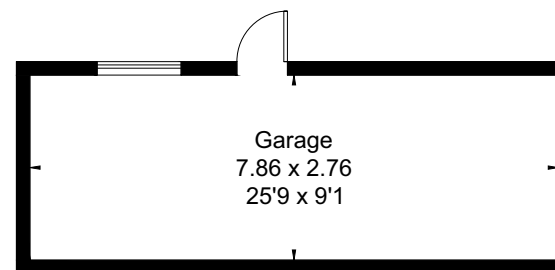
Including Limited Use Area (1.8 sq m / 19 sq ft)



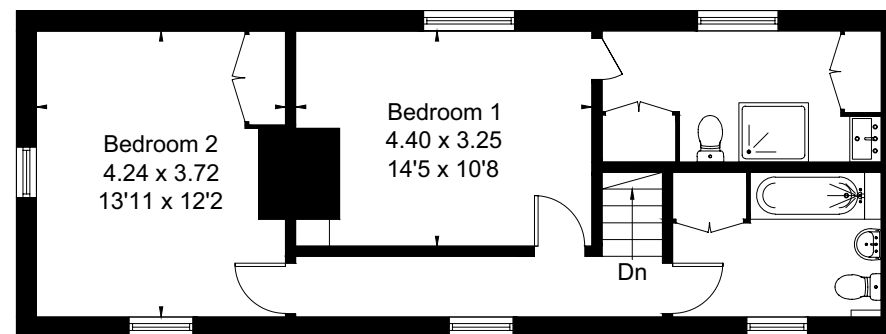
Ground Floor

Area = 88.6 sq m / 954 sq ft

(Limited Use Area = 1.8 sq m / 19 sq ft)



(Not Shown In Actual Location / Orientation)



First Floor

Area = 46.5 sq m / 500 sq ft

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