

# LITTLE OWLS FARM

GAUNTS • WIMBORNE • DORSET



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# LITTLE OWLS FARM

PETERSHAM LANE • GAUNTS • WIMBORNE • DORSET • BH21 4JS

**A MODERN COUNTRY HOUSE SET IN GARDENS AND GROUNDS OF JUST  
OVER ONE ACRE, INCLUDING A Paddock**

## ACCOMMODATION

Entrance hall • Cloakroom • Sitting room • Open plan kitchen/ dining room • Family room • Utility room • Rear hall/ boot room  
Ground floor bedroom with en suite shower room • Three first floor bedrooms, one with en suite shower room • Family bathroom  
Double garage with office/ playroom above

Gardens and grounds of about 1.02 acres including a small paddock



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## SITUATION

Little Owls Farm enjoys a convenient location in the hamlet of Gaunts, situated between the villages of Holt and Gaunts Common, and just outside the Cranborne Chase, an Area of Outstanding Natural Beauty. The popular Minster town of Wimborne with its many café's bars and restaurants, supermarkets including Waitrose, and the Tivoli theatre is approximately 2.7 miles away, whilst for further needs the centre of Poole is approx. 10 miles, and Poole Harbour and the beach at Sandbanks are approx. 12 miles.

Trains run from both Poole and Southampton Parkway stations to London Waterloo, and the A31 which leads on to the M27/M3 to London can be joined at Ringwood. The area is well served by state and independent schools including the outstanding first school in Gaunts Common, together with Canford, Dumpton, Bryanston and Clayesmore in the wider area. Excellent walking, riding and cycling can be enjoyed in The New Forest National Park, east of Ringwood and along the UNESCO World Heritage Jurassic Coast, beyond Wareham.

## DESCRIPTION

Little Owls Farm was built for the current owners in 2009/2010 in a traditional style with red brick elevations under a clay tiled roof with feature fish scale panels. The interior styling is clean and modern, and presented in immaculate decorative order. Some of the many features include;

- Ground source heat pump powered central heating which is underfloor to the ground and first floors of the house and the ground floor of the garage
- UPVC wood grain effect double glazed windows and doors
- Well fitted kitchen with integrated appliances
- Quality bathrooms and shower room fittings with built in storage
- Stunning open views across adjoining farmland from many of the rooms

- Large double garage with office above and potential for conversion to an annexe, subject to any necessary permissions being obtained

Little Owls Farm offers particularly bright and spacious accommodation, with a versatile layout that could be arranged to suit a variety of buyer's needs.

A UPVC front door with leaded glazed panels opens into the entrance hall with guest cloakroom. The sitting room has a wall mounted flame effect fire, and double aspect windows including French doors to the terrace and overlooking the paddock.

The generous kitchen/ dining room is fitted with an extensive range of units in cream with integrated appliances including a ceramic hob with extractor hood over, double oven, dishwasher, microwave, fridge and freezer. The dining area has space for a large table and chairs and there is an understairs broom cupboard. French doors open into the impressive family room with vaulted ceiling, and triple aspect







picture windows and sliding patio doors all enjoying spectacular views across farmland

Leading off the kitchen is a utility room with fitted units including plumbing and space for washer and dryer, and then a rear hall/ boot room with doors to the drive, rear terrace and garage.

Also on the ground floor is a bedroom/ study with en suite shower room having shower, basin and WC.

From the hall, a staircase with oak balustrade leads up to the first floor landing. The main bedroom has an excellent range of fitted wardrobes and drawers along one wall, and views over the paddock, bedroom 2 has a range of built-in wardrobes, with matching bedside chests, and an en suite shower room, bedrooms 3 has built in wardrobes and dressing table, and the spacious family bathroom has a bath with shower over, plus a basin with an excellent range of storage under.

#### OUTSIDE

The house is approached over a shared private lane. A sweeping in and out shingle driveway with an extensive parking area leads to both front and back doors and to the Double Garage. This has twin electrically operated roller shutter doors, power and light, cupboard housing the Heat Pump equipment. A staircase leads up to a useful office/ playroom. The garage has underfloor heating on the ground floor and offers potential for conversion to an annexe, subject of course to any necessary permissions being obtained. The gardens and grounds extend to approximately 1.02 acres, and adjoin open farmland on the rear boundary providing lovely open views. The garden at the front is planted with an attractive variety of shrubs and trees. A large Indian sandstone paved terrace wraps around the south and west of the house, with a further terrace at the rear of the garage, and provides the perfect area for outdoor entertaining on a grand scale. The remainder of the garden is lawned and beyond is a small paddock bounded by post and rail fencing with a timber stable block.

#### DIRECTIONS (BH21 4JS)

From Wimborne, proceed north on the B3078 Cranborne Road for about 1 mile, turning right signposted to Furzehill. Follow this road for about a mile, and then bear left into Petersham Lane signposted to Gaunts Common. After about 1 mile, turn right into the entrance lane leading to Little Owls Farm, and the house is about 100m on the left.

#### SERVICES

Mains water and electricity, private drainage with a sewage treatment plant. Ground source heat pump. Please note that the working condition of any of the services or kitchen 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, Allenvie House, Hanham Road, Wimborne BH21 1AJ

#### ENERGY PERFORMANCE

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





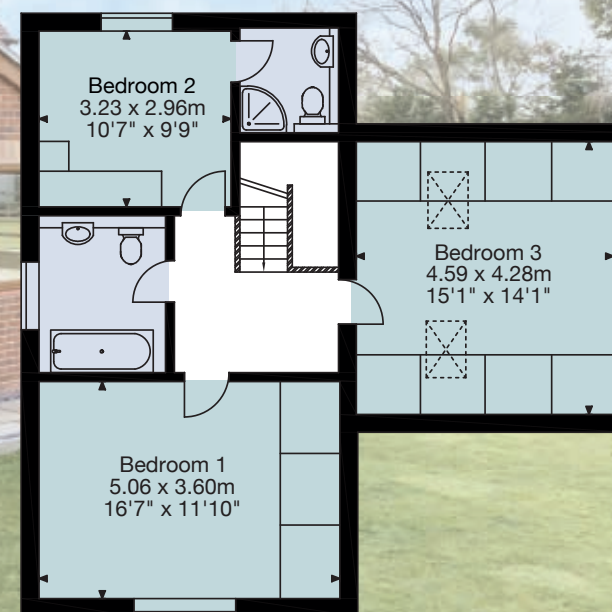
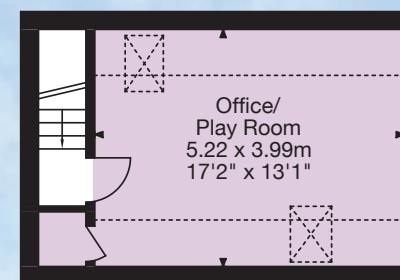
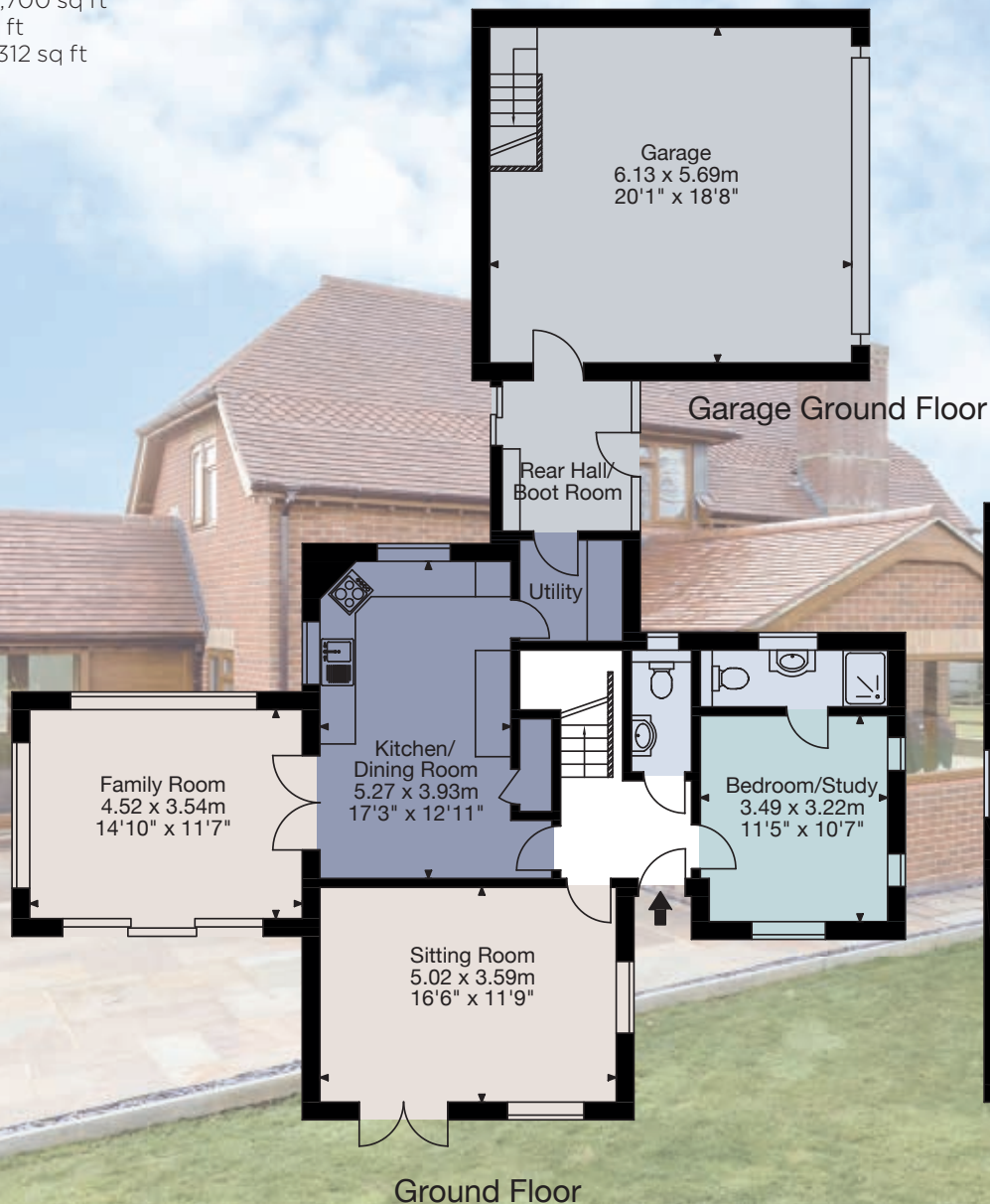
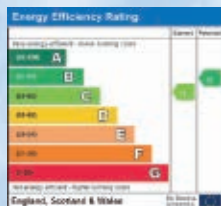
**Little Owls Farm, Petersham Lane, Wimborne, Dorset BH21 4JS**

**Gross Internal Area (Approx)**

**Main House** 158 sq m/1,700 sq ft

**Garage** 57 sq m/612 sq ft

**Total Area** 215 sq m/2,312 sq ft



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