

# Taddlestones

*Tarrant Monkton, Blandford Forum, DT11 8RU*

*Enjoying Landscaped  
Gardens and Grounds of  
0.35 acres this Charming  
Detached Cottage offers  
2 Reception Rooms and  
3 / 4 Bedrooms together with  
a wealth of period features.  
Detached Garage and  
Extensive Driveway  
Parking.*

*Idyllic Grade II Listed Cottage set in 0.35 acres and  
located in the heart of this sought after village.*

 **Abbot & Slater**



# TADDLESTONES.



*Entrance Hall, Sitting Room with Inglenook Fireplace, Dining Room with Inglenook Fireplace, Kitchen/Breakfast Room, Study/Bedroom 4 with Cloakroom, Master Bedroom and 2 further Bedrooms together with Family Bath and Shower Room. Detached Garage and Separate Thatched Store.*

## The property & its history

Grade II Listed and steeped in history this charming thatched cottage is noted on the Images of England website as formerly listed as the Post Office. It is thought that the detached thatched store was in times gone by the outside toilet and internally the cottage boasts a wealth of period features including Inglenook Fireplaces in the Sitting Room and Dining Room, leaded light windows and exposed beam work. The more modern Kitchen/Breakfast Room was added in the 1980's and the current owners are currently pursuing a Planning Application with North Dorset District Council to extend this area of

the Cottage. Externally it is approached via a private driveway to a large parking and turning area in front of the Garage/Workshop. The Landscaped Gardens and Grounds surround the cottage and beyond the garden are views of the village and surrounding countryside, which has been designated as an Area of Outstanding Natural Beauty.

## The village

Tarrant Monkton a much sought after village in the Tarrant Valley. A picture postcard village with an array of thatched cottages, pretty Parish Church, well renowned Inn and active Village Hall it offers a thriving

community life. The River Tarrant which runs through the village is crossed by a Ford with Pack Bridge at one end of the village.

## Communication

Blandford Forum is some 6 miles away to the north east and Wimborne Minster is some 9 miles away. The larger conurbations of Poole and Bournemouth area easily accessible by road. Salisbury has a mainline railway station with regular services to London Waterloo and the West Country as well as many other destinations. Road links to London via the A303/M3 or M27/M3.

## Leisure

Surrounded by glorious countryside walking and riding are favourites with the locals, as is gardening with the annual flower show held in the Village Hall every August. Table tennis, pilates, computer club and French conversational evenings are just some of the activities that have been or are available in the Village Hall. There are golf at Blandford and Rushmore Park, Tolland Royal, sailing and watersports on the coast at Poole and Bournemouth and numerous other venues in the area to participate in your chosen sport or leisure activity.







Dining Room



## Accommodation:

*(Please see floor plan for approximate measurements).*

### Ground Floor

**Solid Wood Front Door to:**

**Entrance Hall:** Window to the front elevation, panelling to dado rail, coat cupboard, radiator and feature well with lighting. Wall lights and window to Sitting Room.

**Study/Bedroom 4:** Window to the front elevation, exposed beamwork, recessed shelving and radiator.

**Cloakroom:** Window to the rear elevation, wash hand basin, low level w.c., and radiator.

**Sitting Room: Dual Aspect with window and door to the rear elevation and garden.** Inglenook Fireplace with bressummer beam over and quarry tiled hearth, exposed beamwork and radiators. Wall lights and staircase to the First Floor. Door to the:

**Dining Room: Dual Aspect**  
Inglenook Fireplace with quarry tiled hearth and storage cupboard to one side. Exposed beamwork, parquet flooring, radiator and wall lights. Door to:

**Kitchen/Breakfast Room:** Two double glazed windows to the rear elevation. Extensive range of floor standing and



wall mounted units with drawer line and display shelving. Laminate work-surfaces with tiled splash backs having inset 1½ bowl stainless steel sink unit with mixer tap over. Space and plumbing for dishwasher and washing machine and space for slot in electric cooker with gas hob. Space for free-standing fridge/freezer, radiator, loft hatch and wall mounted Ideal Logic +

gas fired boiler supplying central heating throughout the cottage and hot water to the ground floor (Kitchen and Cloakroom). Wall and ceiling lights. Our clients are currently pursuing Planning Permission in order to extend the Kitchen/Breakfast Room and these plans can be inspected in due course via the Agent.

**From Sitting Room** staircase with window at return leads to the **First Floor Landing**. Wall mounted fuse box.





Sitting Room

Upstairs Landing





Bedroom 1



Bedroom 2

## First Floor

**Bedroom 1: Dual Aspect Room.** Exposed beamwork, storage cupboard and radiator.

**Bedroom 2: Window to the front elevation.** Painted Victorian Fireplace, exposed beamwork, radiator and wall lights.

**Bedroom 3: Window to the front elevation.** Wardrobe and radiator.

**Family Bath and Shower Room:** White suite comprising of low level w.c., panelled bath with tiled surround, pedestal wash hand basin and large fully tiled shower cubicle with electric shower over. Ladder style heated towel rail and separate radiator. Airing cupboard housing factory lagged hot water cylinder and having slatted shelving over. This tank provides the hot water for the basin and bath.



Family Bath and Shower Room







# Outside

The property is approached via a five bar gate leading to a tarmac driveway which has grass verges either side together with specimen trees. This driveway leads to a spacious parking and turning area in front of and to the side of the:

## **Garage:**

Brick and flint elevations with wooden double doors to the front elevation. This building benefits from power and light.

**Gardens and Grounds:** As the cottage is side onto the lane the gardens surround three sides of the property and have been landscaped with sweeping areas of lawn, fruit and specimen trees, box hedging and well-tended borders and rose beds ensuring colour and interest throughout the seasons. Beyond the garden whose borders are mostly bounded by mature hedging are fields and paddock land. A feature of the front garden is the Detached Thatched Store which was once the outside privy for the cottage.

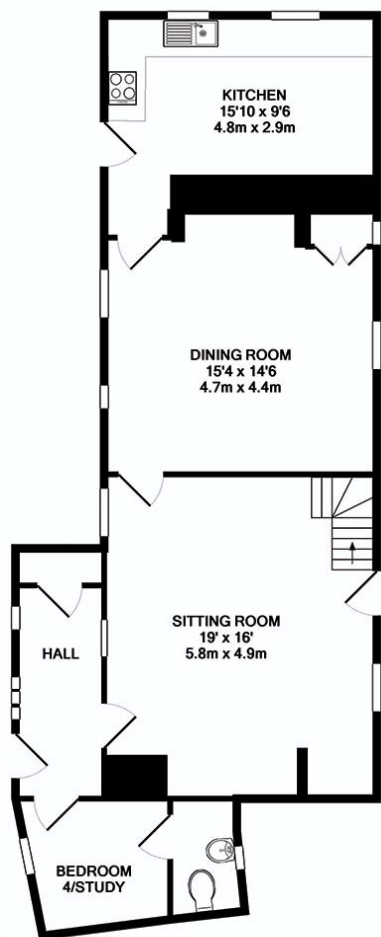




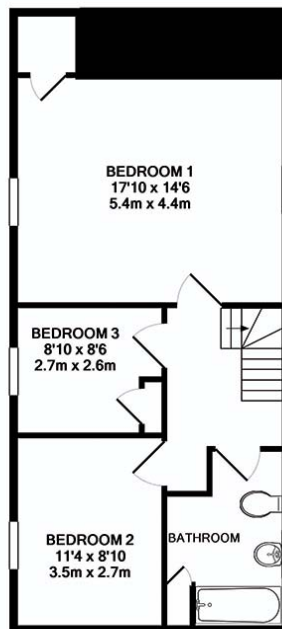
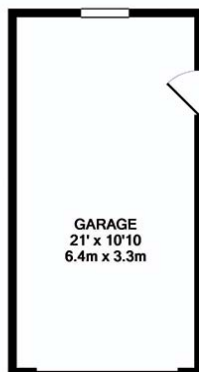


# Taddlestones

## FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

Plan for identification purposes only. Not to Scale.



**Services:** Mains water and electricity. Private drainage and Calor Gas Central Heating.

**Local Authority:**  
North Dorset District Council,  
Nordon, Salisbury Road,  
Blandford DT11 7LN.  
Telephone: 01258 454111.

**Council Tax Band: F**  
Amount payable for the current  
year: **£2,383.43**

**Accompanied Viewings:**  
Strictly by appointment  
through the agents  
Abbot and Slater.

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All measurements are approximate.  
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