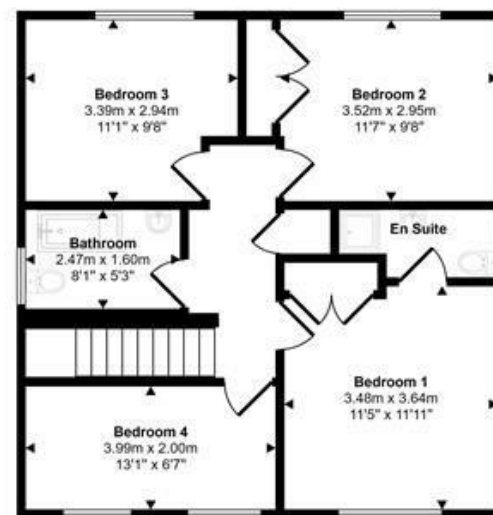


Ground Floor  
Approx 78 sq m / 844 sq ft



First Floor  
Approx 61 sq m / 656 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Combe Hill  
Milborne Port

Guide Price  
£415,000

\*\*\* NO FORWARD CHAIN \*\*\* Detached Family Home \*\*\* Four Double Bedrooms \*\*\* Three Reception Rooms \*\*\* Family Bathroom & En-Suite \*\*\* Countryside Views \*\*\* Edge of Village/Country \*\*\*

In brief, the ground floor accommodation consists of good sized, inviting entrance hall, sitting room with feature fireplace and double doors to the dining room, which has sliding door to the conservatory and arched double doors to the kitchen. In addition, there is a cloakroom and utility room. On the first floor there is the family bathroom and four double sized bedrooms, two with built in wardrobes and the main with an en-suite shower room. Outside, there is parking for two to three cars, store and front and rear gardens.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

The property is approached from the drive to a storm porch that leads to the front door. Timber front door with inset leaded light glass pane opens into a good sized, inviting entrance hall. Ceiling light. Coved. Central heating thermostat. Radiator. Power and telephone points. Wood style Karndean flooring. Stairs rising to the first floor and white panelled doors to the cloakroom, utility, kitchen and to the:-

#### Sitting Room

Window with leaded light inlay overlooking the front garden. Ceiling light. Coved. Two radiators. Power and television points. Feature fireplace with 'Adams' style surround, stone effect slip and hearth and potential for a gas fire. Double doors open to the:-

#### Dining Room

Ceiling light. Coved. Radiator. Power points. Arched double doors to the kitchen and sliding patio door to the:-

#### Conservatory

Of uPVC double glazed construction with low brick wall, windows to the sides and rear plus door to the side opening to the rear path and garden. Wall light. Power points.

#### Kitchen

Window with tiled sill overlooking the rear garden. Recessed ceiling lights. Coved. Central heating programmer. Radiator. Power points. Fitted with a range of modern Shaker style kitchen units consisting of floor cupboards, two separate drawer units, tall larder cupboard and eye level open shelves and cupboards with counter lighting under. Good amount of work surfaces with tiled splash back and stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a dishwasher. Space for an under counter fridge. Built in electric oven with combination oven/microwave above plus storage over and below. Halogen hob with extractor hood over. Wood style Karndean flooring.

#### Utility

Ceiling light. Wall cupboard housing the gas fired central heating boiler. Wall mounted electrical consumer unit. Power points. Fitted with eye level cupboards, wood effect work surface with tiled splash back and stainless steel sink and drainer with mixer tap, floor cupboard under. Space and plumbing for a washing machine and space for a tumble dryer and upright freezer. Vinyl flooring. This room formed part of the garage and could be re-instated if required.

#### Cloakroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Coved. Radiator. Fitted with a low level WC and wall mounted wash hand basin with tiled splash back. Wood style Karndean flooring.

### First Floor

#### Landing

Stairs rise to half landing with window to the side elevation and return to the main landing. Access to the insulated loft space. Smoke detector. Coved. Power point. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. White panelled doors to all rooms.

#### Bedroom One

Window with leaded light inlay to the front and enjoying partial countryside views. Ceiling light. Coved. Radiator. Power points.

Built in double wardrobe with hanging rail and shelf. White panelled door to the:-

#### En-Suite Shower Room

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Extractor fan. Coved. Wall mounted mirror fronted bathroom cabinet. Part tiled walls with wood trim. Radiator. Fitted with a suite consisting of low level WC, pedestal wash hand basin with shelf, mirror and light above and part tiled shower cubicle with mains shower.

#### Bedroom Two

Window to the rear with wonderful view over the countryside. Ceiling light. Coved. Radiator. Power points. Built in double wardrobe with hanging rail and shelf.

#### Bedroom Three

Window with outlook over the rear garden and views over the countryside. Ceiling light. Coved. Radiator. Power points.

#### Bedroom Four

Two high level windows with leaded light inlay to the front with partial rural views. Ceiling light. Coved. Radiator. Power points.

#### Family Bathroom

Obscured glazed window with tiled sill to the side elevation. Ceiling light. Extractor fan. Coved. Radiator. Part tiled walls with wood trim. Fitted with a suite consisting of low level WC with dual flush facility, 'P' bath with electric shower over, screen and full height tiling to the surrounding walls and a pedestal wash hand basin with mirror fronted bathroom cabinet over.

### Outside

#### Parking and Gardens

The property is approached from the lane onto a gravelled drive with space to park two to three cars with the potential to create additional parking, if required. The remaining garden is laid to lawn and shrub and flower beds. The store - formerly the garage - has a remote controlled up and over door, fitted with light. There is the option to re-instate the garage, which is divided by a stud wall. A gravel path leads along one side of the house to the rear garden. The nicely proportioned rear garden has a central lawn, which is edged by borders planted with a variety of trees, shrubs and flowers. The garden is fully enclosed and has an outside water tap.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band E  
Gas Fired Central Heating  
Mix of Wood Frame and uPVC Double Glazing  
Mains Drainage  
Freehold

#### Directions

##### From Sherborne

Leave Sherborne via the A30 heading towards Shaftesbury. On arriving in the village of Milborne Port - just after the garage, turn left onto Gainsborough and continue into Combe Hill. The property will be found on the right hand side - 4th one from the end. Postcode DT9 5BG

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.