

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

FARNHAM

BLANDFORD FORUM, DT11 8DD

RUSHMORE
COTTAGE



PRICE GUIDE £475,000

- BEAUTIFUL RURAL VILLAGE LOCATION
- TASTEFULLY FINISHED
- CONTEMPORARY KITCHEN
- SEPARATE UTILITY ROOM
- CHARACTERFUL SITTING ROOM
- THREE BEDROOMS
- SUMMER ROOM
- FOOTPATHS & BRIDLEWAYS
- FANTASTIC VIEWS
- NEARBY GOLF CLUB

As you step into Rushmore Cottage, you are greeted by a warm and inviting atmosphere. The ground floor is thoughtfully designed, with a utility room that is both practical and well-equipped. From under-stair storage to ample worktop space and storage cupboards, this area is designed to make daily tasks a breeze. The characterful sitting room features full-height windows that flood the space with natural light, creating a cosy setting to relax by the wood burner. The adjacent dining room and contemporary kitchen provide ample space for entertaining family and friends with views overlooking the rear garden. Additionally, the utility room provides space and plumbing for three white goods, ensuring that functionality meets style in this lovely cottage.

One of the highlights of this cottage is the newly created summer room, accessible from the dining room. This delightful space serves as a tranquil retreat, allowing you to enjoy the beauty of the garden and the stunning views in any weather.

The first floor of the cottage boasts a beautiful principal bedroom with stunning views of the



rear garden, along with two additional well-appointed bedrooms and a family shower room. The attic space on the second floor offers flexibility to create additional living space if desired.

Outside, the cottage offers a well-maintained communal garden to the front, a garage with ample storage, and a lovely long rear garden (approximately 140 ft) divided into three sections - a patio, a gravelled area with a pergola, and a lush lawn with an apple tree. The rear garden also provides a path for rear access and breathtaking views of the surrounding rural scenery.

Located in the charming village of Farnham, residents can enjoy the amenities of the Museum Inn public house, the historic St Lawrence Church, and a network of scenic footpaths and bridleways. Nearby attractions such as Larmer Tree Gardens and Rushmore Park Golf Club offer recreational opportunities for residents.

With easy access to the market town of Blandford Forum, Wimborne, Poole, and Bournemouth Airport, Rushmore Cottage offers a perfect blend of countryside living and modern convenience. London is easily accessible via Salisbury station approximately 12 miles away taking just over an hour 30 minutes.

Services

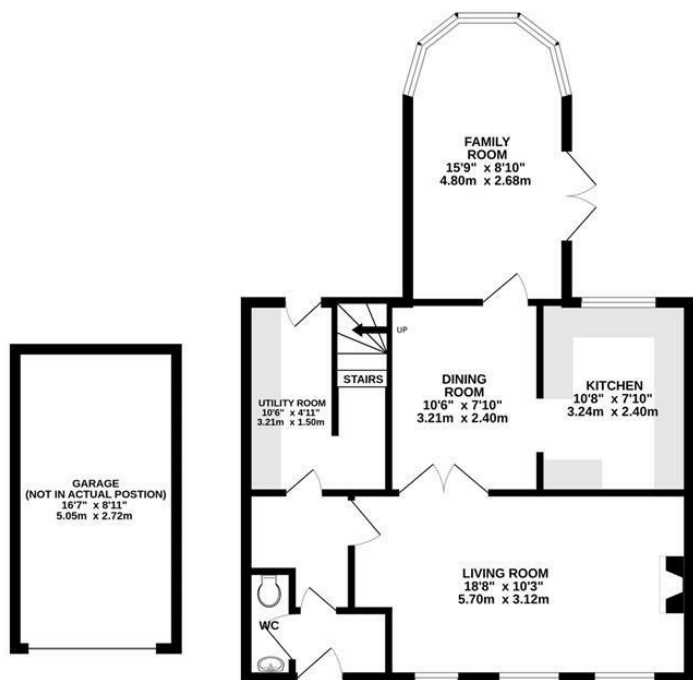
Mains electricity; shared LPG gas & septic tank

Energy Performance Rating E

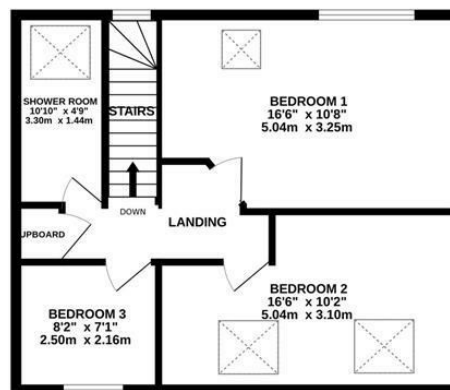
Council Tax Band D



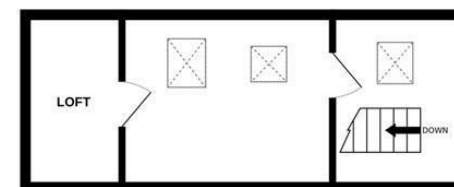
GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595