

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

FONTMELL PARVA
BLANDFORD FORUM, DT11 8QZ



GUIDE PRICE £1,500,000

- CHARMING COUNTRY RESIDENCE - DELIGHTFUL RURAL LOCATION
- QUALITY FINISH AND CHARACTER FEATURES THROUGHOUT
- FIVE BEDROOMS
- SITTING ROOM WITH ADJOINING GARDEN ROOM
- WELL APPOINTED KITCHEN/DINING ROOM
- SEPARATE SNUG
- FAMILY BATHROOM, TWO ENSUITES AND CLOAKROOM
- SEPARATE CONVERTED BARN (TWO OF THE FIVE BEDROOMS)
- CAR PORT, GARAGE AND AMPLE OFF ROAD PARKING
- STUNNING FAR REACHING VIEWS

Accommodation is well proportioned and thoughtfully designed to create a good flow on the groundfloor including a triple aspect sitting room with adjoining garden room, a separate snug and a stylishly appointed kitchen/dining room with French doors opening to the large patio overlooking the grounds. There is also a ground floor cloakroom discreetly located off the inner hallway.

On the first floor there are three double bedrooms – the master with the benefit of an adjoining ensuite shower room and the remaining two served by a beautifully styled bathroom.

In addition to the main house there is a converted barn providing two additional double bedrooms, a shower room and a utility room - ideal for guest accommodation, Air BandB, annexe or home office.

The driveway from the gated entrance provides parking for numerous vehicles and there is also a car port and garage. The garden is neatly maintained being laid mainly to lawn



and as well as the large patio beside the main house, there is another seating area at the bottom of the garden, perfectly placed to enjoy the surrounding uninterrupted views. Bursting with character features throughout the property exudes charm and elegance – a superb family home – a country hideaway!

Additional Information

Agents Note: We are unable to confirm if the Septic tank complies with current regulations until an assessment has been carried out at the end of June 2025

Energy Performance Rating: E

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: Yes

Listed building: No

Tree Preservation Order: Yes

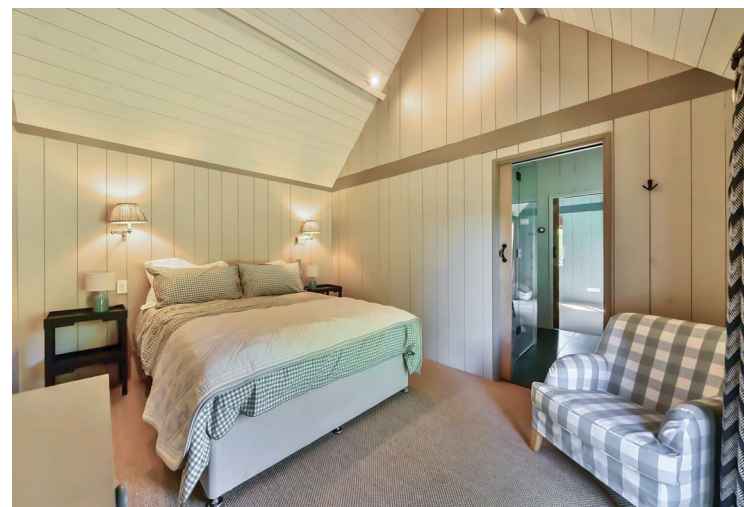
Parking: Gated parking & private driveway

Utilities: Mains electricity, gas bottle, mains water

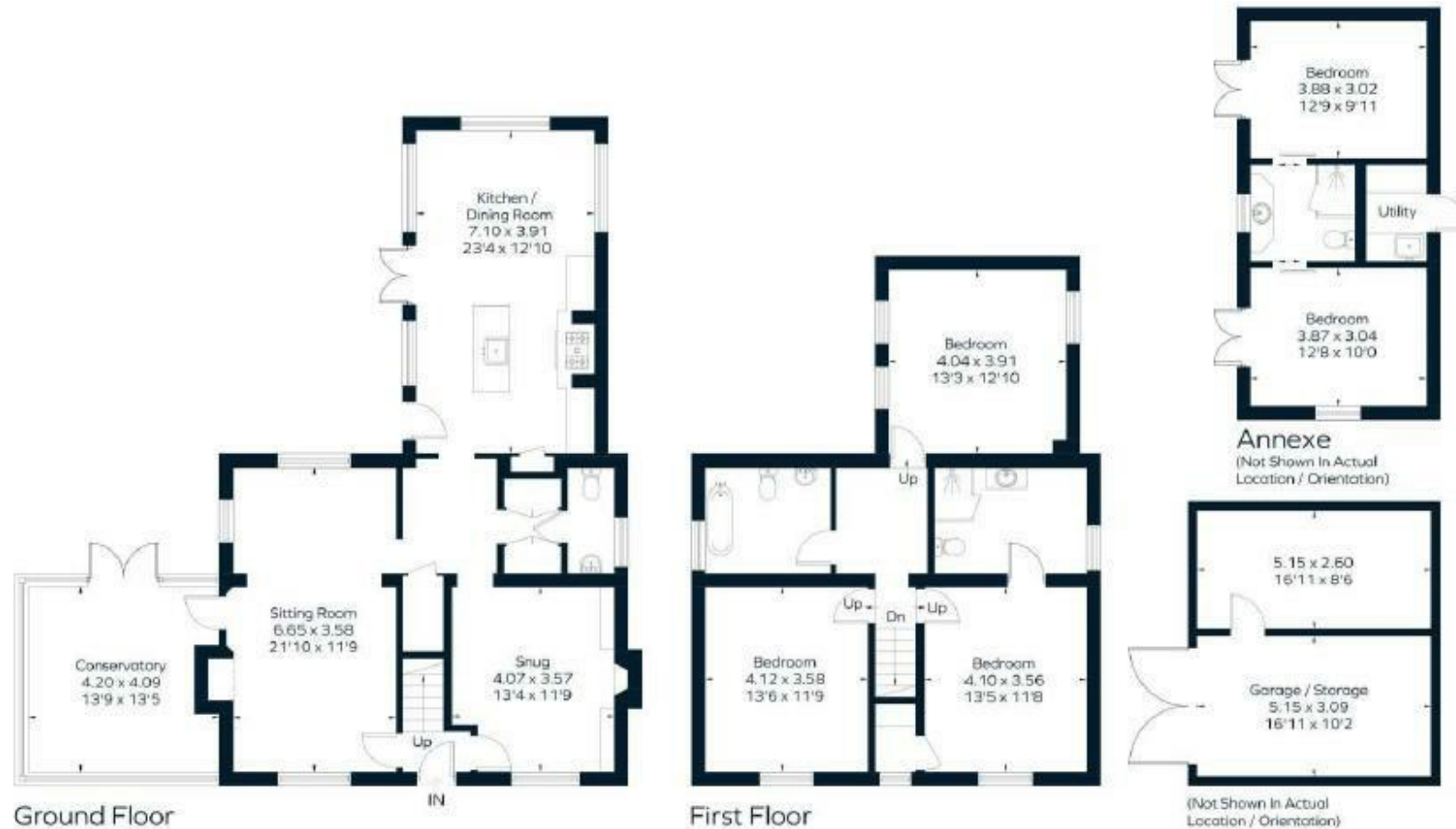
Drainage: Septic tank

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



Approximate Floor Area = 176.4 sq m / 1899 sq ft
 Outbuildings = 63.2 sq m / 680 sq ft
 Total = 239.6 sq m / 2579 sq ft



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
E S T A T E A G E N T S

Lettings Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 039918