



**Connells**

Blackbirds  
Thornford SHERBORNE



# Blackbirds Thornford SHERBORNE DT9 6QZ

for sale offers in excess of  
**£325,000**



## Property Description

Thornford is a village and civil parish in North West Dorset, England, situated in the Yeo valley 4 miles (6.4 km) southwest of Sherborne.

Thornford has a general store with post office, public house, 'Outstanding' Primary School and Norman church. The village also benefits from a train station and is on a regular bus service to Yeovil and Sherborne.

### Entrance Hall

UPVC door to the front, stairs to the first floor, telephone point and a radiator.

### Cloakroom

Double glazed window to the side, WC, wash hand basin and a heated towel rail.

### Lounge/Diner

21' 8" x 15' 7" ( 6.60m x 4.75m )

Double glazed window to the front, double glazed french doors to the conservatory, television aerial socket, electric fireplace and two radiators.

### Kitchen

9' 10" x 9' 1" ( 3.00m x 2.77m )

Double glazed window to the rear, fitted kitchen with wall and base units, plumbing for a slimline dishwasher, electric cooker point, stainless steel sink and drainer, radiator and an under stairs cupboard housing the electric consumer unit.

### Boot Room

Doors to the front and rear and a radiator.

## Landing

Airing cupboard with a radiator and access to the loft which is insulated, boarded and has a ladder.

## Bedroom One

16' 2" x 11' 8" ( 4.93m x 3.56m )

Double glazed windows to the front, rear and side, built in wardrobe, television aerial socket and a radiator.

## Bedroom Two

10' 3" x 9' 5" plus door recess ( 3.12m x 2.87m plus door recess )

Double glazed window to the front, fitted wardrobes, television aerial socket and a radiator.

## Bedroom Three

11' 6" x 9' ( 3.51m x 2.74m )

Double glazed window to the rear, built in wardrobe, television aerial socket and a radiator.

## Bedroom Four

9' max x 7' 2" max ( 2.74m max x 2.18m max )

Double glazed window to the front, over stairs cupboard and a radiator.

## Shower Room

6' 9" x 5' 5" ( 2.06m x 1.65m )

Double glazed window to the rear, shower cubicle, WC, wash hand basin, cabinets and a radiator.

## Front Garden

Gravelled with a hedge to the front.

## Parking

Off street driveway parking for 2/3 cars.

## Garage

16' 4" x 8' 2" ( 4.98m x 2.49m )

UP and over door, door to the bootroom, double glazed window to the rear, plumbing for a washing machine, space for a tumble dryer, power, lighting and the oil fired boiler.

## Rear Garden

South facing garden to the rear with paved patio seating area, laid to lawn with flower beds on either side, outside tap and oil tank by the garage.



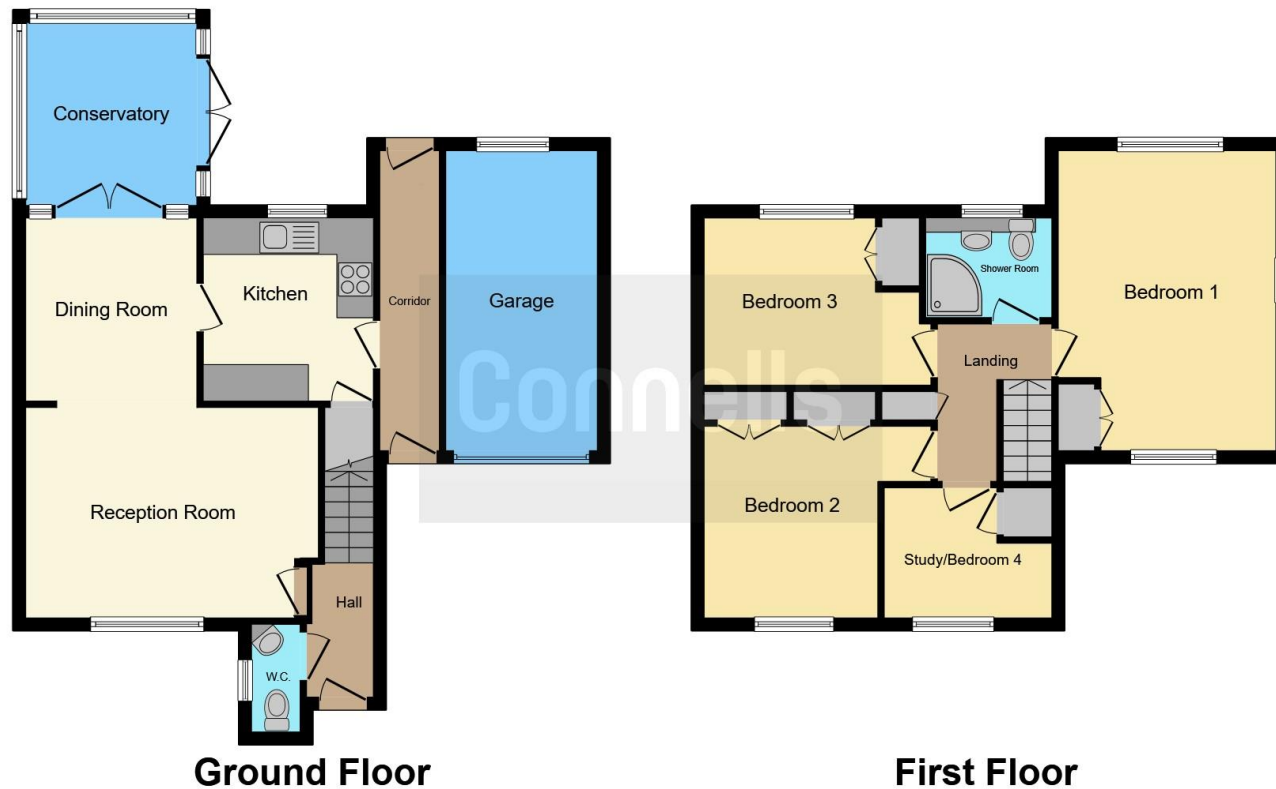












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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