



**Connells**

Haycombe  
Durweston Blandford Forum



## Property Description

A Three bedroom semi-detached family home that is situated in a quiet cul de sac location in a well connected village of Durweston. To gain access to the property is through iron gates and a side gate leading to a long driveway with parking for several vehicles and a large front garden. The property comprises of a kitchen, separate dining room, lounge and study down stairs. The first floor you will find family bathroom and two double bedrooms and a single room. You will find a fully enclosed large rear garden. Durweston is a village situated two miles (three kilometres) northwest of the town of Blandford Forum. It is sited by the River Stour at the point where it flows out of the Blackmore Vale through a steep, narrow gap between the Dorset Downs and Cranborne Chase.

Durweston is one of the last places in the area, if not the last, to maintain a tradition known as "shroving", a regional juvenile begging custom of obscure origin. Every Shrove Tuesday children from Durweston Primary School process around the village during the morning, calling on local people, singing songs and giving flowers. Those who are visited may also give the children bread or other tidbits to eat

### Entrance Hall

Spacious entrance hall with doors to all rooms and stairs to first floor.

### Sitting Room

16' 5" x 11' 4" ( 5.00m x 3.45m )

Carpeted with front aspect double glazed window and rear aspect sliding doors to rear garden, feature open brick fireplace, chimney and surround with shelving units, TV and Telephone point and radiator.

### Kitchen

12' 10" x 11' 11" ( 3.91m x 3.63m )

Tiled flooring with two front aspect double glazed windows, a range of wall and base units with space for a large cooker with overhead extractor fan and hood, sink with mixer tap and drainer, space for a washing machine, dishwasher and tumble dryer, wall mounted boiler and radiator.

### Dining Room

11' 5" x 9' 3" ( 3.48m x 2.82m )

Tiled flooring with rear and side aspect double glazed window and side aspect double glazed door to rear garden, two storage cupboards and radiator.

### Family Room

13' 2" x 9' 11" ( 4.01m x 3.02m )

TBC

### Downstairs Wc

Low level WC and hand wash basin,

### Bedroom 1

11' 4" x 10' 6" ( 3.45m x 3.20m )

Wooden flooring with rear aspect double glazed window and built in cupboard and wardrobs.

### Bedroom 2

13' 11" x 9' 4" ( 4.24m x 2.84m )

Carpeted with rear aspect double glazed window and built in cupboard and wardrobs.

### Bedroom 3

10' 4" x 6' 10" ( 3.15m x 2.08m )

Wooden flooring with front aspect double glazed window and built in cupboard and wardrobs.

### Bathroom

Fully tiled walls with front aspect double glazed window, low level wc, hand wash basin with mixer tap, panel bath with shower over and glass shower screen and heated towel rail.

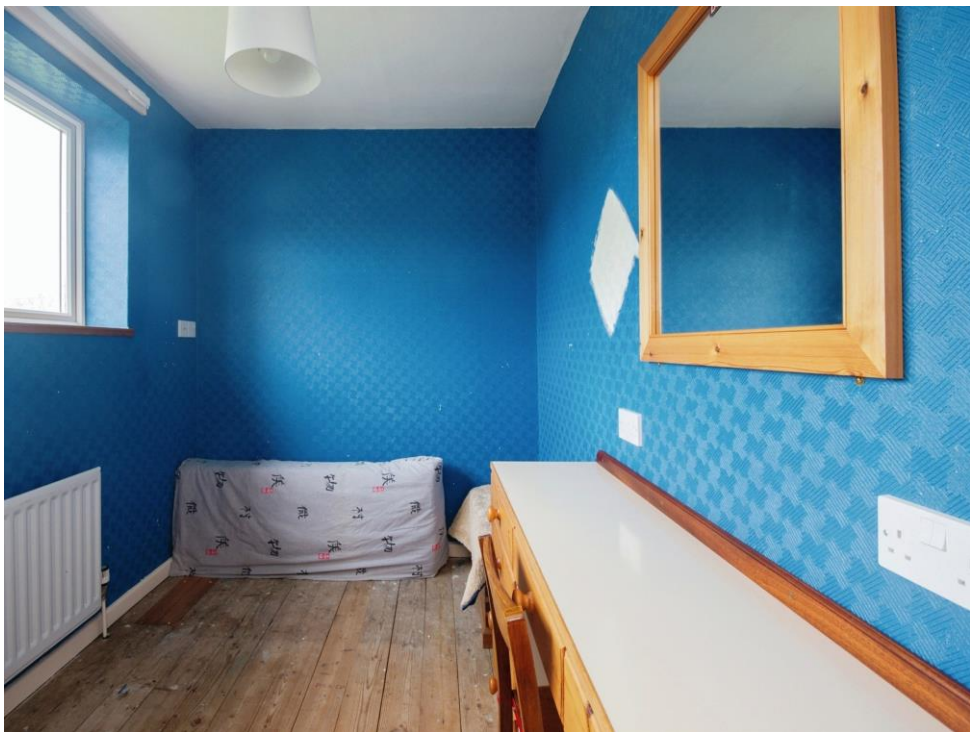
### Front Garden

Mainly laid to lawn with gated entrance, tarmac driveway for multiple vehicles and a range of mature trees and bushes.

### Rear Garden

laid to lawn with large vegetable plot and paved walkway and a range of mature bushes and Garden sheds.









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: E**

Tenure: Freehold

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