







## Property Description

The property sits on a very quiet plot at the edge of the Badbury Heights and has been renovated and decorated by the present owners to an extremely high standard and this finish has been extended out to the gardens. The house is close to both town and countryside walks in the surrounding area. The house benefits from having 3 bedrooms with an en-suite bathroom in the master bedroom, the lounge is bright and airy with french doors leading out to the landscaped rear garden whilst the separate dining room looks over the small landscaped front garden with it's quintessential picket fence. The house has the further benefit of having both a garage and a separate parking space.

Blandford Forum, which is just a 10 minute walk, is the most complete Georgian Market Town in the country and here you will find a wide variety of shops, eateries and public houses, many of which are housed in interesting Georgian Buildings. The town further boasts a hospital and a range of schools, both primary and secondary and state and private, all within walking distance.

For the more adventurous there is excellent access to many walks and the beautiful Dorset Countryside which encompasses Blandford itself, of particular note is the Dorset Trailway, which takes in a variety of environments, and Stour Meadows where if you are lucky you might see the resident otters.

Slightly further afield, (approx 25 minutes by car), is the world famous Jurassic Coast. This property must be viewed.

## Cloakroom

Wooden effect flooring. ceramic sink , low level W/C.

## Lounge

10' 8" x 13' 4" ( 3.25m x 4.06m )

Carpet flooring with french windows to the front of the property and two radiators.

## Dining Room

10' 6" x 8' 1" ( 3.20m x 2.46m )

Carpet flooring with double glazed window to front of the property and radiator below.

## Kitchen

10' 2" x 9' ( 3.10m x 2.74m )

Wood effect flooring. a range of wall and base units, induction hob with extrator hood and fan over and electric oven, stainless steel sink with drainer and mixer taps, space for white goods, double glazed window to rear of the property.

## Landing

Carpet flooring, doors leading to all rooms loft hatch and airing cupboard.

## Bedroom One

11' 1" x 8' 11" ( 3.38m x 2.72m )

Carpet flooring with double glazed window to rear and radiator below. Built in Double wardrobe.

## En Suite

Tiled flooring with glass shower cubical, ceramic sink and low level W/C

## Bedroom Two

10' 10" x 7' 6" ( 3.30m x 2.29m )

Carpet flooring with double glazed window to rear with radiator below.

## Bedroom Three

8' 10" x 6' ( 2.69m x 1.83m )

Carpet flooring with double glazed window to front and radiator below.

## Bathroom

Wood effect flooring, low level W/C ceramic sink with tiled splash back and paneled bath.

## Parking

One allocated parking and Garage with up and over door.

## Rear Garden

Fully enclosed rear garden, mainly laid to lawn with paved path mature bushes and trees and side gated access to front.



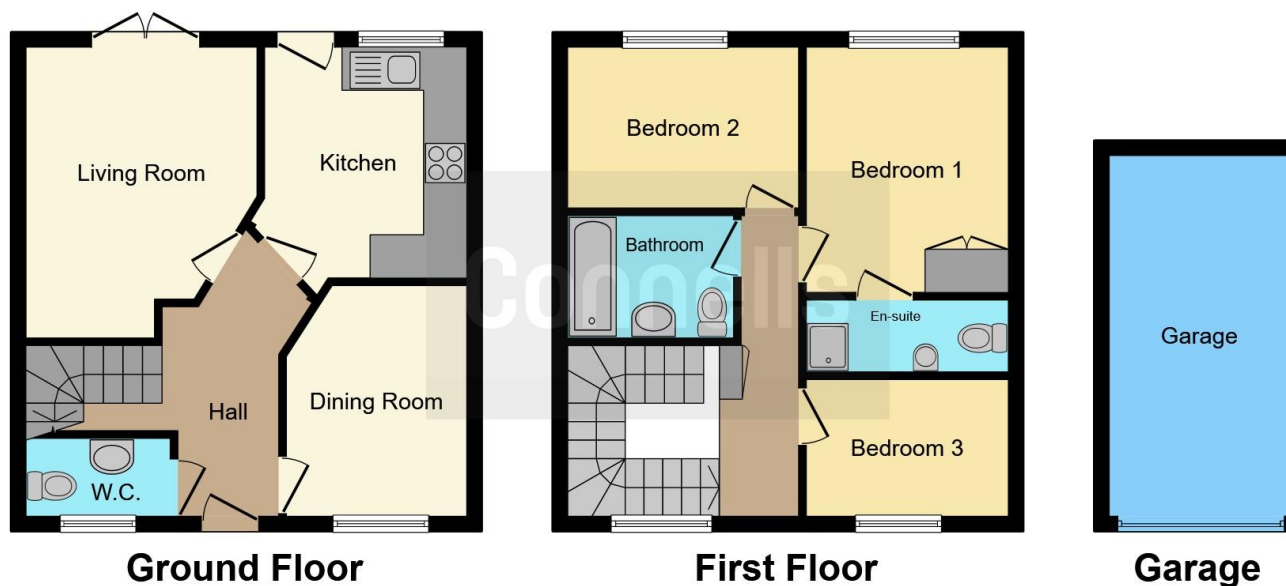












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C**

Tenure: Freehold

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