



Connells

Little Barn Fairfield Road
Shroton Blandford Forum



Property Description

An immaculate individual and contemporary three double bedroom property situated in the sought after village of Shroton, comprising a garage, off-road parking for multiple vehicles and a delightful enclosed garden.

The property was Built in the year 2017 with traditional brick elevations under a slate tiled roof.

Shroton is also known as Iwerne Courtney, is a highly sought after village located between the Georgian town of Blandford Forum and the Saxon Hilltop town of Shaftesbury.

The village offers an array of local amenities including the village shops, farm shops, garden centre, a doctor's surgery. a popular public house and a Parish Church can be found nearby in Iwerne Minster and Child Okeford

Located on a bus route, Blandford Forum is approximately 6 miles and Shaftesbury approximately 7 miles, both with a range of shopping, commercial and sporting facilities. The larger centres of Poole, Bournemouth and Salisbury are all with approximately 25 miles and there is a main line station at Gillingham (12 miles approx.). Poole Harbour and the Purbeck Heritage Coast are both within 27 miles (approx.)

Entrance Hall

Cloakroom

Tiled flooring, low level W/C, white ceramic sink with mixer tap and heated towel rail and front aspect double glazed obscured window.

Lounge/Dinner

27' 2" x 20' 3" (8.28m x 6.17m)

Double glazed front aspect window and two rear aspect double French doors leading to the garden, engineered oak flooring, wood burner on a slate hearth, ceiling lights and a further double glazed door with access to the front of the property.

Kitchen

13' 1" x 8' 8" (3.99m x 2.64m)

Front aspect double glazed window with a range of modern wall and base units, Oak work surfaces, tiled flooring, double Belfast sink with mixer tap, induction hob with extractor fan and hood over and integrated oven below, integrated dishwasher and fridge/freezer with open plan utility room.

Utility Room

8' 8" x 6' 8" (2.64m x 2.03m)

Base units with white ceramic sink and mixer tap, integrated washing machine and internal door to the single garage.

Landing

Carpet flooring with open wooden banisters creating a light and airy space.

Bedroom One

16' 10" x 9' 4" (5.13m x 2.84m)

Carpet flooring with front aspect double glazed window and a 6 door built in wardrobe.

En Suite

8' 6" x 4' 9" (2.59m x 1.45m)

En Suite shower room with walk in shower, hand wash basin with mixer tap, part tiled walls and tiled floor, heated towel rail and front aspect Velux window.

Bedroom Two

12' 4" x 11' 11" (3.76m x 3.63m)

Carpet flooring with double glazed rear aspect Velux window and exposed beams.

Bedroom Three

10' 5" x 8' 7" (3.17m x 2.62m)

Carpet flooring with double glazed rear aspect Velux window and exposed beams.

Family Bathroom

Part tiled walls with tiled flooring, low level WC, hand wash basin with mixer tap, bath with mixer tap, front aspect Velux window.

Garage

16' 1" x 11' 5" (4.90m x 3.48m)

Single garage, power and light.

Garden

Shingled front garden with parking for multiple vehicles and front access to garage.

Fully enclosed rear garden part patio and part laid to lawn with garden shed to the rear of the garden.









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

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EPC Rating: B

Tenure: Freehold

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