



**Connells**

Janners Rest Lady Bailey  
Winterborne Whitechurch Blandford Forum



### Property Description

Set on the outskirts of Blandford Forum is this rare opportunity to purchase this stunning home, situated on a new phase of a long-established family run park nestled in the Dorset Countryside overlooking open fields.

Lady Bailey Park is a residential site and is ideally situated just 6 miles from the Georgian town of Blandford Forum which offers a wide range of shops, amenities, café, public houses and restaurants fields and property can be purchased furnished.

This property has energy rated, council/government backed insulated coating added to the property with an installer backed 25 year guarantee along with 7 years of platinum seal structural damage warranty.

#### Entrance

Glass panel UPVC front door and doors to all rooms.

#### Lounge

10' 5" x 14' ( 3.17m x 4.27m )

Laminated wood effect flooring with front and side aspect double glazed windows, TV aerial point, electric feature fireplace with mantle and radiator.

#### Kitchen/Dining Room

8' 10" x 17' 2" ( 2.69m x 5.23m )

Wood effect laminated flooring with a range of wall and base units, stainless steel sink with mixer tap and drainer, 4 ring gas hob with extractor fan and hood over, eye level oven, integrated fridge/freezer, washing machine and dishwasher, double glazed side aspect window and door and space for a table room table and chairs.

### Bedroom 1

11' 7" x 9' 1" ( 3.53m x 2.77m )

Carpeted with rear aspect double glazed double doors to rear garden, TV point, built in over bed units, bedside tables, wardrobes with door to en-suite.

### En Suite

Double glazed side aspect frosted window, low level WC, hand wash basin with vanity unit under and vanity mirror with light over, shower cubical with glass sliding shower doors and radiator.

### Bedroom 2

9' 2" x 10' 8" ( 2.79m x 3.25m )

Carpeted with double glazed side aspect window, built in wardrobes, dressing table and radiator.

### Bathroom

Double glazed side aspect frosted window, low level WC, hand wash basin with vanity unit under and light up vanity mirror over, panelled full size bath, over head shower with glass shower screen and radiator.

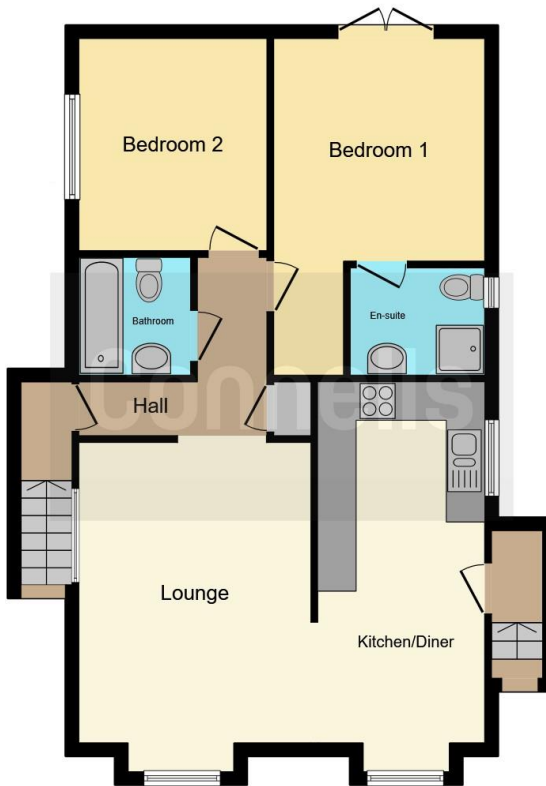
### Outside

Large metal shed in garden of part shingle and part laid to lawn wrap-around garden with parking for multiple vehicles, fenced rear garden with patio area and part artificial grass with far reaching views of the countryside.









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)

To view this property please contact Connells on

**T 01258 452 327**

**E [blandfordforum@connells.co.uk](mailto:blandfordforum@connells.co.uk)**

20 Salisbury Street  
BLANDFORD FORUM DT11 7AR

**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/BLF306232](http://connells.co.uk/Property/BLF306232)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLF306232 - 0007