



**Connells**

Charnwood Milton Road  
Milborne St. Andrew Blandford Forum





## Property Description

Charnwood's a modern four-bedroom house located in the Village of Milborne St Andrew, midway between the County town of Dorchester and the Georgian town of Blandford Forum.

### Accommodation:

Built in the 1970's, Charnwood has 4 bedrooms with family Bathroom and En-Suite on the first floor. 3 Reception on the ground floor, including an eat-in area in the Kitchen, a modern fitted Kitchen, a reception room with access to the garden, a central dining room which acts as a hub to the rest of the property. Outside, there are pretty gardens with views over onto the hills and treeline beyond. Extended Garage with workshop, ample parking to the front.

### Milborne St Andrew:

The village is mentioned in the Doomesday Book appearing as "Meleburne". Historically, Milborne St Andrew was a significant posting stage, especially after the establishment of Blandford and Dorchester turnpike in the mid-18th century, which enhanced its prominence with 6 main line coaches running daily each way. An architectural highlight is the Parish Church of Saint Andrew, founded in 1069.

### Local Amenities:

The village is home to Milborne St Andrew First School, which provides primary education to local children, A local doctor's surgery serves the healthcare needs of the community and The Royal Oak offers excellent traditional English fare and a selection of ales, serving as a hub for social gatherings. There is also a general store that caters to daily necessities and conveniences.

## Entrance Hall

Tiled flooring with double glazed side aspect window and door to WC.

## WC

There is a low level WC and a wash hand basin.

## Kitchen

16' 8" x 8' 3" ( 5.08m x 2.51m )

The kitchen has a double glazed window to the front of the property. It has tiled flooring with a range of wall and base units and part tiled walls, stainless steel sink with mixer tap and drainer, 4 ring electric hob with extractor hood and fan over, eye level oven, integrated fridge/freezer, space for dishwasher and washing machine, storage heater and space for a dining room table.

## Dining Room

12' 4" x 10' 4" ( 3.76m x 3.15m )

The dining room has side aspect double glazed window and double doors to lounge.

## Lounge

21' 4" x 11' 9" ( 6.50m x 3.58m )

Rear aspect double glazed window and double doors offering access to rear garden, feature fireplace with mantle and double doors to dining room.

## Bedroom 1

13' 2" x 10' 2" ( 4.01m x 3.10m )

Rear aspect double glazed window overlooking the garden, built in wardrobes, and door to en suite.

## En Suite

Part tiled walls with low level WC and wash hand basin both set within a vanity unit, and a thermostatic shower cubicle with glass shower door.

## Bedroom 3

9' 4" x 7' 6" ( 2.84m x 2.29m )

Side aspect double glazed window. Suitable as a nursery, craft room or study.

## Bedroom 2

11' 8" x 10' 10" ( 3.56m x 3.30m )

Front aspect double glazed window and a range of built in mirrored sliding door wardrobes.

## Bedroom 4

6' 5" x 6' 2" ( 1.96m x 1.88m )

Side aspect double glazed window.

## Bathroom

Tiled flooring and part tiled walls, close coupled WC, pedestal hand wash basin with wall mounted vanity mirrored cupboard over, panel bath with mixer taps and a shower over as well as a folding glass shower screen.

## Garage

21' 9" x 7' 8" ( 6.63m x 2.34m )

Single garage with electrically operated door,

power and light.

## Front Garden

Enclosed hardstanding parking for multiple vehicles and direct garage access and side access to rear which provides useful for storage and shelter from rain.

## Rear Garden

The attractive, enclosed rear garden is mainly laid to lawn and has a patio area with a pathway to the rear, garden shed and direct access to the garage. The garden has well stocked flower beds, and views onto the hills and tree line.











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: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLF306321](http://connells.co.uk/Property/BLF306321)



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: BLF306321 - 0011