



Connells

Rosemead Cottage High Street
Spetisbury BLANDFORD FORUM



Property Description

A pretty period cottage with direct river access and amazing Countryside views, located in the delightful village of Spetisbury. This three-bedroom, two-bathroom home offers a blend of historical character and modern comfort, making it a wonderful retreat in a tranquil setting especially when enjoying the swans passing from the large decking next to the river.

The heart of the home features three spacious reception rooms that create a fluid layout for family gatherings and cozy evenings. The functional kitchen gives ample space for culinary enthusiasts, separate dining room and conservatory have views of the garden and river. Outside, the property boasts substantial outdoor space, perfect for garden parties or a quiet morning with nature. The highlight, however, is the direct river access, offering a unique opportunity for fishing or simply enjoying the peaceful flow of water at your doorstep.

The location provides practical benefits, being just a short walk from the cherished Spetisbury Village Garden. Education and leisure are also within easy reach, with The Blandford School nearby, providing convenient access to educational facilities.

The home's design thoughtfully respects its past, keeping the integrity of the cottage's period features while ensuring comfort and functionality. Whether it's the allure of direct river access or the enchanting village setting, this property presents a rare opportunity to own a piece of the serene Corset landscape.

Entrance Hall

Door to the reception room.

Downstairs Shower Room

Shower cubicle, WC and wash hand basin.

Lounge

17' 6" x 13' 4" (5.33m x 4.06m)

Double glazed window to the front and a feature fireplace with log burner.

Dining Area

15' 4" x 11' 3" (4.67m x 3.43m)

Open plan to the conservatory and a door to the study.



Study

3' 2" x 8' 4" (0.97m x 2.54m)

Window to the rear.

Kitchen

11' 9" x 9' 2" Max (3.58m x 2.79m Max)

A range of solid wood cupboards, stairs to the first floor and access to the larder area with more cupboards and shelving.

Conservatory

Landing

Access to both bedrooms, combi boiler and stairs leading to the 2nd floor.

Bedroom 1

13' 8" x 13' (4.17m x 3.96m)

Windows to the rear overlooking the garden, river and fields beyond and a storage cupboard.

Bedroom 2

10' 1" x 9' 8" (3.07m x 2.95m)

Window to the front.

En Suite

Dressing area, 2 x double wardrobes, window to the front, wash hand basin, WC and a corner bath.

Bedroom 3 2nd Floor

17' x 9' 2" Max (5.18m x 2.79m Max)

Velux window with views over the river and countryside and restricted head height.

Outside

Front Garden

Paved area.

Rear Garden

Leading direct to the river access and laid mainly to lawn with shrubs and borders.

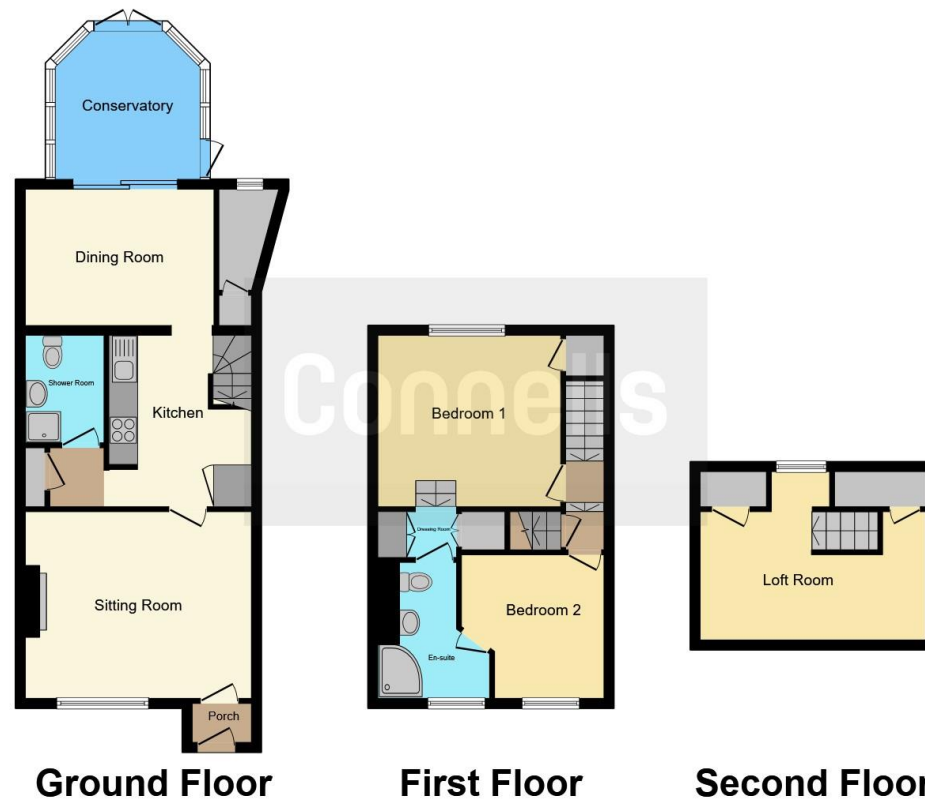
Decked Area

Partially over the river with views and small launching area for canoes and dingys.









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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Directions to this property:

From Connells Office, head towards along the one way street, Salisbury Street (B3082) and after 100ft turn right onto The Plocks. Turn right onto Church Lane and then right onto Market Place (B3082) don't turn off this road but keep to the left for about 0.5 miles and take the 1st exit from roundabout along the Bournemouth Road at the second round about head straight over and onto the A350.towards Poole/Charlton Marshall/Spetisbury.Travel for 2.5 miles upon entering Spetisbury the property is located on the left hand side in a terrace of similar properties with a Connells FOR SALE Board marking the property.

Tenure: Freehold

EPC Rating: D



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