



Connells

Hambledon Row
Shillingstone Blandford Forum



Property Description

An attractive two bedroom end of Terrace cottage in the Village of Shillingstone which is betwixt Blandford and Sturminster Newton, local shops, pubs and schools and some amazing walks and countryside just minutes from the property.

The house is spacious and well-presented and has an airy and spacious feel a great advantage is the off street park and garage which is also accessed from the garden.

A lovely south facing with a large patio provides the perfect BBQ spot or maybe an early evening G&T.

Shillingstone features in the Domesday Book as a settlement of 46 households under the lordship of Ascelin. Its name is a derivation of Eschelling's (or Ascelin's) town. It once had the tallest maypole in Dorset – 86 feet.

Entrance Hall

Approached via wooden entrance door with small, covered porch, the entrance hall leads to kitchen, cloakroom and reception room and stairs to first floor.

Cloakroom

Cloakroom with White sanitary ware low level WC and corner wash hand basin.

Reception Room

19' 4" x 16' (5.89m x 4.88m)

One of the outstanding feature of the property is the large airy feel and this is especially so in the reception room with its bright and large patio doors open to give direct access to the garden.

Kitchen

12' 2" x 12' 4" (3.71m x 3.76m)

The kitchen has Cottage feel to it with shaker units and integral appliances including under counter fridge and freezer, dish washer and washer/dryer; plenty of work surfaces and is as stylish and contemporary as the rest of the Cottage.

Landing

From Ground Floor to First floor Landing area with access to both Bedroom sand the bathroom/WC

Bedroom 1

13' 9" x 12' (4.19m x 3.66m)

Window to front with views of the countryside with radiator under, Built in Wardrobes. door to En-suite Shower Room

En-Suite

6' 10" x 5' 6" (2.08m x 1.68m)

Modern Suite with corner shower and glass screen, thermostatic shower, close coupled WC and pedestal wash hand basin.

Bedroom 2

13' 2" x 12' (4.01m x 3.66m)

Window to rear overlooking the garden with Radiator under. Good sized double room.

Bathroom

9' 2" x 6' 10" (2.79m x 2.08m)

Window to rear. Modern white suite with panelled Bath, pedestal wash hand basin, Close coupled WC. Heated Towel rail,

Garden

Lovely SOUTH FACING cottage garden with shrub and flower boards, large patio perfect for alfresco dining area small grass area and door with access to the GARAGE,.

Garage

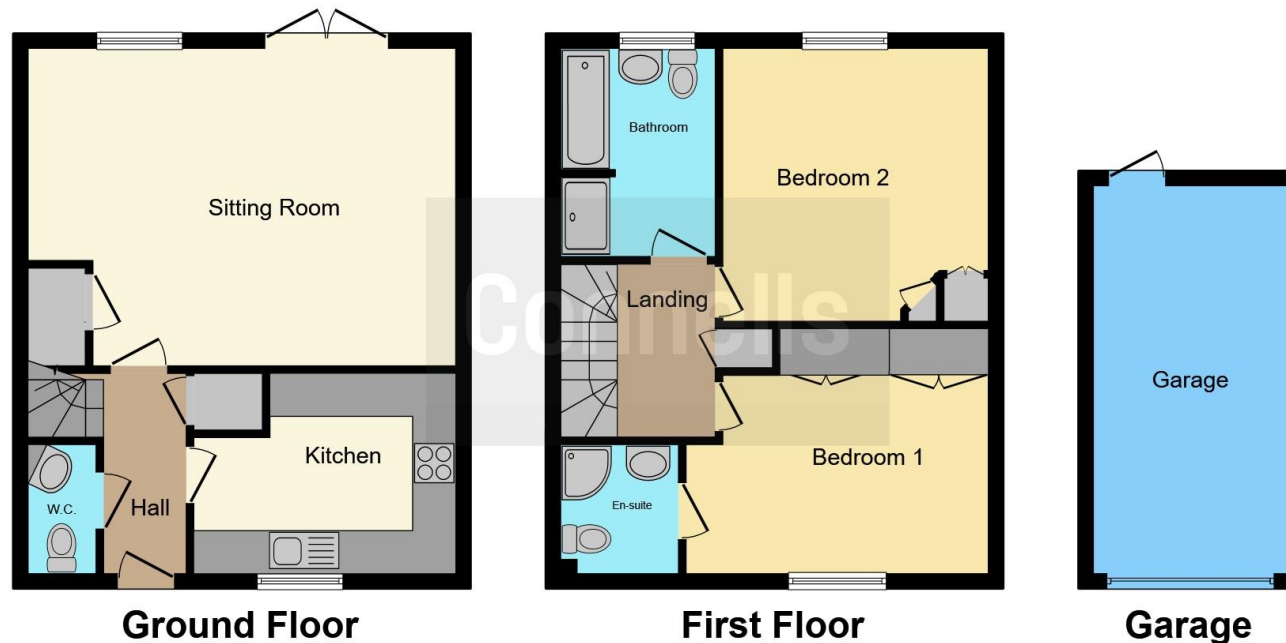
17' 8" x 8' 9" (5.38m x 2.67m)

The GARAGE has light and power and is EASILY BIG ENOUGH FOR A CAR in addition to allowing for storage space - there is additional informal off-road parking for one vehicle to the rear of the garage.









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:

Leaving the Connells Offices at 20 Salisbury Street head north on Salisbury St/B3082 toward Whitecliff Mill St, Turn left onto Whitecliff Mill St/B3082 and then slight left onto Milldown Rd/B3082, continue to follow B3082 for 1.3 miles Turn left onto A350 for 2.8 miles and then park on the right hand lay by opposite Hambledon Row where the property will be highlighted with a Connells For Sale Board. Total time: 6 mins 18 s.

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold



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