



Connells

Hambledon Row
Shillingstone Blandford Forum

Hambledon Row Shillingstone Blandford Forum DT11 0TY

for sale
£329,000



Property Description

An attractive two-bedroom end of Terrace cottage built by Wyatt Homes 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. New UPVC Windows and Doors. Recently fitted Combi Boiler.

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 features of the property is the large airy feel and this is especially so in the reception room which is bright having large patio doors opening 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 paneled 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

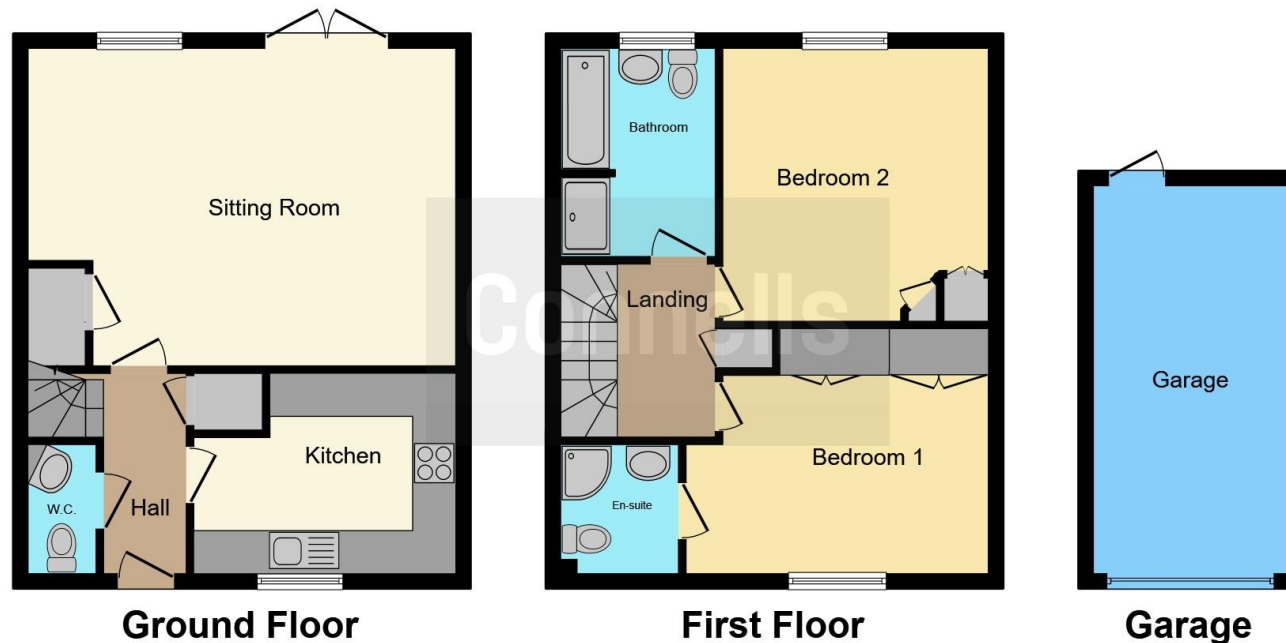
17' 8" x 8' 9" (5.38m x 2.67m)

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

To view this property please contact Connells on

T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

view this property online connells.co.uk/Property/BLF306373

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



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLF306373 - 0016