



Connells

Haycombe
Durweston Blandford Forum



Property Description

The village of Durweston lies beside the River Stour, nestled between the Dorset Downs and Cranborne Chase, offering stunning views and access to walking trails like the North Dorset Trailway, the Georgian market town of Blandford Forum is approximately 2 miles from the village.

To the southern end of the village is Haycombe a popular residential street and this property lies within that area. The house is deceptively spacious with three/four bedrooms depending on the required layout, with one bedroom on the ground floor, good sized Reception room, eat in kitchen and conservatory. A special feature of the property is the large gardens with out buildings and large shed idea work from home office to one end, pretty hidden garden ideal for those summer Gin and Tonics or quiet book moment. To the front there is a good sized garden hard standing for four or more cars.

Durweston has a friendly and community lead atmosphere and is one of the last places in Dorset to maintain the Shrove Tuesday tradition, where children from the primary school sing songs, give flowers, and receive bread or treats from villagers. Its origins are obscure but deeply rooted in local culture.

Hallway

Glazed Entrance door opening onto:
Entrance Hall Double glazed window to side. Stairs to first floor with window overlooking the rear garden. Door to Cloakroom, Bedroom 4/Dining Room and Reception Room. Large Radiator

Cloakroom

Ground Floor Cloakroom with Double Glazed Window to rear. Low level WC and wash hand basin.

Dining Room/ Bedroom 4

9' 11" x 11' (3.02m x 3.35m)

Double Glazed window to Front overlooking the garden. Recessed Fireplace and Chimney breast with fitted log burner. Radiator.

Reception Room

10' 2" x 15' 1" (3.10m x 4.60m)

Double Glazed window to front feature fireplace with real log burner. Storage and lit shelves recesses to each side.

Kitchen

9' 10" x 14' 2" (3.00m x 4.32m)

Double Glazed window to side and door to Conservatory/ Range of white cottage style base and eye level units and shelving with beach wood effect worktops. Large electric range style oven and stainless steel extractor fan above. Inset sink with mixer taps. Tiled splash backs. Utility space and plumbing for washing machine, dishwasher. access to loft area. Door to

Conservatory

8' 7" x 9' (2.62m x 2.74m)

Double Glazed windows to side and rear with views of the garden. Door to side leading to patio area and access to garage and outbuildings. The conservatory is currently used to house a large American style fridge freezer and tumble dryer but could easily be a dining area or a TV room.

Bedroom 1

10' 8" x 11' (3.25m x 3.35m)

Double Glazed Window to Front with views towards Bryanston. Radiator under.

Bedroom 2

7' 2" x 10' (2.18m x 3.05m)

Double Glazed window to rear over looking the garden. Radiator under.

Bedroom 3

6' 9" x 10' 1" (2.06m x 3.07m)

Double Glazed window to front Radiator under.

Bathroom

Double Glazed window to rear. Heated Towel Rail. Modern white suite with panelled bath, vanity wash hand basin and WC with concealed cistern Matching cupboard and mirror unit above.

Garage

Front Garden

Double 5 Bar Gates open to allow car and pedestrian access to the property, the five has a mini turning circle and can easily park four cars without using the garage or further hard standing to the rear, so plenty of space for boats, caravans or trailers. The remainder of the garden is lane with shrub and flower borders.

Rear Garden And Outbuildings

Double Gates provide one point of access to the rear; access is also via the house. There are a number of outhouses one providing use full "Boot room" or "dog drying" room. Detached garage with up and over door.

The remainder of the garden is about 120 ft with a large wooden constructed shed, perfect for work from home office or kids' den. The garden is laid mainly to lawn with mature shrub and hedge beds and borders; there is also a hidden patio and garden which is perfect to hide away with a book and relax.





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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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Property Ref: BLF306453 - 0004

