



Connells

Lower School Lane
Blandford St. Mary Blandford Forum

Lower School Lane Blandford St. Mary Blandford Forum DT11 9QH

for sale
£475,000



Blandford St Mary is a village just outside the larger town of Blandford Forum, it dates back to at least the Domesday Book, featuring a medieval church, and later, the prominent Hall & Woodhouse brewery, a notable example of Victorian industrial architecture. The village has since expanded beyond its historic core with modern residential developments of which "Honeysuckle Cottage" forms part of. Its past is marked by both its agricultural ties and the local industrial activities, such as brewing, gloving, and brickmaking, that were present in the 19th century. Today its is popular residential area, close to the countryside and within walking distance of Blandford Town Centre.

Blandford St Mary's primary transport relies on its road network, mainly the A350, which provides north-south access to Poole and the M4 in Wiltshire. The village also connects to the A354 at the nearby Blandford Forum bypass for travel northeast towards Salisbury and southwest toward Dorchester.

Located on a popular Bryanstone Hill development and designed by the award winning Morgan Carey Architects this larger than average four bedroom detached House has two good sized and separate reception rooms, Kitchen/Breakfast room, utility room and cloakroom with. provided perfect accommodation for a family of those who want more space. Four Bedrooms En-Suite and family bathroom and lovely patio garden. The property also has its own driveway and garage.

Entrance Hall

6' 9" narrowing to x 11' (2.06m narrowing to x 3.35m)

Entrance Door leading to a large and welcoming Entrance Hall with Double Glazed window to Front and doors to all main rooms on the Ground Floor. Return Stairs leading to First Floor with cupboard under. Double Radiator.

Reception Room

12' 2" x 20' 8" (3.71m x 6.30m)

Downham half glazed door to a large bright room with dual aspect double glazed window to front and patio doors and side windows to the rear leading onto the patio garden. A lovely feature of the room is the open fireplace and exposed brick chimney. Radiators. Double Downham doors to the dining room.

Dining Room

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

Double Glazed Window to rear overlooking the garden with Radiator under. Double Downham half glazed doors to reception room and further door to Hallway.

Kitchen/Breakfast Room

9' 6" x 14' 4" (2.90m x 4.37m)

Double Glazed window to front with additional double glazed window to side. Range of attractive light maple cupboard and drawn fronts and eye level units with contrasting white work tops. Inset sink with mixer taps. Integrated Dishwasher, Gas Hob and extractor above, Electric Oven and fridge Freezer. Ceramic Tiles floors.

Breakfast area which currently has a table with four place settings. Door to Utility Room:



Utility Room

5' 7" x 5' 9" (1.70m x 1.75m)

Half Glazed door to rear garden and side access to garage. Work top with inset stainless steel sink and mixer taps utility space below with plumbing for automatic washing machine Radiator. Wall mounted Glowworm gas boiler. Fully tiled floors. Door to Ground Floor Cloakroom.

Cloakroom

Opaque double glazed window to side. Modern white suite with close coupled WC and matching wash hand basin. tiled walls and floors. Radiator.

Landing

Stairs from entrance hall to landing. Access to Loft. Airing cupboard with Titan pressurised hot water tank. Radiator. Doors to all rooms.

Bedroom 1

9' 5" x 20' 8" (2.87m x 6.30m)

Double aspect Main Bedroom with Windows to front and back both with Radiators under. Two Double Built in Wardrobes. Door to En-Suite Shower Room.

En-Suite

Skylight flooding the En-Suite with Light. Modern design with enclosed shower and sliding glass doors. Theorematic Shower. Close coupled WC and Pedestal Wash hand basin. Tiled floors and walls.

Bedroom 2

9' 8" x 10' 8" (2.95m x 3.25m)

Double Glazed Window to front with Radiator under. Bright Double Bedroom with Double Built in Wardrobes.

Bedroom 3

8' 8" x 9' 2" (2.64m x 2.79m)

Double Glazed Window to Front with Radiator under. Built in Wardrobe.

Bedroom 4

7' 5" x 10' 8" (2.26m x 3.25m)

Double Glazed window to rear overlooking the garden Radiator under.

Main Bathroom

6' 7" x 7' 5" (2.01m x 2.26m)

Double Glazed window to rear. Modern Suite with Panelled bath, shower screen and shower. Pedestal Wash hand basin and close coupled WC Tiled walls and floor.

Front Garden, Driveway, Garage

Small garden area to front with block driveway leading to a large garage with up and over door and additional rafter storage. Side gate to rear garden.

Rear Garden

Private Mediterranean style garden which is mainly paved with brick wall retained flower beds which are stocked with a range of mature shrubs and plants. 6ft brick boarder walls.





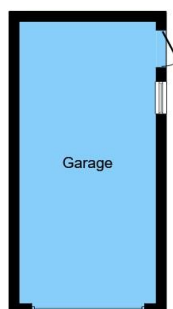




Ground Floor



First Floor



Garage

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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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 BLANDFORD FORUM DT11 7AR

EPC Rating: Awaited
 Council Tax Band: F

Tenure: Freehold

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