



Connells

The Hollow Chalkie Path
Winterborne Stickland Blandford Forum



The Property:

The property has a spacious and airy feel with bright rooms, semi open plan kitchen and dining area leading to the Reception Room with wood burner and separate Garden room, there is also a large utility room and guest cloakroom. Upstairs all the four double bedrooms all have views, the main bedroom has an en-suite and there is an additional family bathroom serving the other three bedrooms of the landing.

A special feature of this property is the work from home/studio annex with large studio room with separate shower/ WC which is above the double garage and accessed from a separate door to the back. There is parking for multiple cars to the front and a large stone patio area with the remainder of the rear garden laid to lawn and with stunning countryside.

Entrance Porch

Covered Entrance porch and Entrance door leading to :

Entrance Hall

Spacious Hall with doors and access to the Reception Room, Kitchen and Utility room with Cloakroom within.

Reception Room

18' 10" x 12' 6" (5.74m x 3.81m)

Double Glazed window to front overlooking the garage and annex. Feature Wood burner with fireplace surround. Large front aspect, bright room which leads to the Garden Room.

Garden Room/ Sun Room

15' 3" x 8' 1" (4.65m x 2.46m)

Recently constructed room with Double Glazed double doors leading on the stone patio and gardens with views of the valley below. Velux window to ceiling, wood effect flooring, opening to Lounge.

Kitchen/Dining Room

21' 10" x 14' 1" (6.65m x 4.29m)

Kitchen: A modern kitchen with custom built base and eye level units with wood effect work surfaces fitted over. Under pelmet lighting, Integrated appliances include drinks refrigerator, built in double oven, four ring ceramic hob with fitted feature extractor hood above, built in fridge/freezer. Inset stainless steel sink with single drainer and mixer taps, wood effect flooring, ceiling down lights,

Dining Area: Bright room with Double Glazed Double doors opening on the garden and patio. Wood effect flooring, ceiling down lights, and comfortably hosts a 8/10 seater table.

Utility Room/Boot Room

Double Glazed Window to Front. Range of units with inset stainless steel sink unit with single drainer and mixer taps, tiled splashback, fitted cupboard under, work surface with space and plumbing for automatic washing machine and tumble drier, fitted shelving above, wood effect flooring, door to guest cloakroom.

Cloakroom

Double Glazed window to front. Modern white suite with low level WC, vanity wash hand basin and tiled splashback. Wood effect flooring.

First Floor Landing

Doors and access to all Bedrooms and Family Bathroom.

Bedroom One

17' 8" x 13' 11" (5.38m x 4.24m)

Dual aspect double Glazed Windows with Countryside and Garden Views Vaulted Ceiling give the sense of space and door to en-suite shower room, radiator.

En-Suite Shower Room

Double Glazed window to side. Modern Suite with vanity wash hand basin, separate wide shower cubicle with electric shower and glass doors being fully tiled. Low Level WC.

Bedroom Two

10' 4" x 10' 2" (3.15m x 3.10m)

Double Glazed Window to rear overlooking the garden and views of the countryside. Vaulted ceilings. Radiator.

Bedroom Three

12' 6" x 9' 3" (3.81m x 2.82m)

Double Glazed Window to front overlooking the drive, annex and lane. Vaulted ceilings. Radiator.

Bedroom Four

9' 9" x 9' 4" (2.97m x 2.84m) Radiator.

Family Bathroom

Double Glazed window to front. Modern Bathroom Suite with designer suite and tiles, Low level WC, Vanity Wash hand basin and Panelled Bath, Fully tiled.

Garage

15' 10" x 14' 6" (4.83m x 4.42m)

The garage is accessed via a double wooden door with further pedestrian access via a wooden door with circular window, light and power.

Annex /Home Office

16' x 15' 10" (4.88m x 4.83m)

Steps from the front of the building lead to a wooden stable door opening into a large bright room with triple aspect double glazed windows to front, side and rear. Vaulted ceilings, small sink area useful for kettle and microwave. Door opening to modern white suite with en-suite shower and low level WC. There is also a small area for external table and chairs with views of the village and valley.

Front Garden Area

Access from Chalkie Lane to the brick paved driveway with parking for three to four cars plus the garage. Hedge and shrub borders, access to the Garage and side access via steps to the annex / Home office.

Access to the rear garden via side gate and steps down to the entrance porch and entrance door.

Rear Garden

Access from the property or via the side gate the rear garden has a substantial patio area with the remainder laid to lawn with fruit trees and scrub and flower boards. From the garden there are far reaching views of the fields and countryside with the village and valley below.

Double Glazed Window to front overlooking the drive, annex and country lane. Vaulted ceilings.









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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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