



**CHAFFERS**  
ESTATE AGENTS



## April Cottage, 25 South Holme

Stourpaine, Blandford Forum, DT11 8TG

\*\*\*OFFERED WITH NO FORWARD CHAIN\*\*\* An attractive and quirky detached house situated in a sought after village location. The property is believed to date from the early 20th Century and offers a wealth of potential for improvement. Benefits include a garage, outbuildings and a south facing garden. EPC rated E.

Offers In Excess Of £425,000 Freehold

Council Tax Band: D

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## DESCRIPTION

The property is entered via a spacious hallway with stairs rising to the first floor, doors to the living room, kitchen, study and shower room, an under stairs cupboard and a further built in storage cupboard. The twenty one foot living room is dual aspect with Parquet flooring that continues from the hallway. There is a fireplace with a woodburner, a large opening to the kitchen and a door to the rear garden. The kitchen has a range of modern fitted units, a sink unit, a built in electric double oven and an integrated electric hob. There is an oil fired boiler, space for the usual appliances and a door leading to the rear. Completing the ground floor accommodation is a study with built in storage and a shower room with WC.

On the first floor the landing has doors to the bedrooms and the family bathroom. The master bedroom faces the rear garden and benefits from built in wardrobes and eaves storage. The guest bedroom also faces the rear and benefits from an adjoining WC and eaves storage. Bedroom three faces the front, with built in eaves storage.

Completing the first floor accommodation is a family bathroom with a shower over the bath.

Outside the property has a driveway shared with the neighbour to the side leading to the garage.

There is a further private area of driveway to the front with parking for several vehicles, there is also a small area of lawn, a small tree and some mixed borders. Gateways lead on either side to the south facing rear garden which is mainly laid to lawn, with mixed borders and a patio/seating area. The garage is accessed from the driveway and benefits from full power and lighting, with a window to the rear. Adjoining the garage are two further storage rooms with full power and lighting.

## SITUATION

Stourpaine is a sought after village overlooking the Stour Valley. The village has a popular pub and shop at The White Horse, a thriving village hall, sports club with playing fields, and tennis courts.

Most of the amenities you might need are close by in Blandford which boasts an M&S Food Hall,

Tesco and Lidl superstores, and it is not far to the county town of Dorchester, Sherborne or historic Shaftesbury. Wider communication links are good, the business centres of Poole and Bournemouth are within reasonable driving distance. Nearby stations include Gillingham and Poole stations offer regular trains to London Waterloo (around 2 hours).

This area is also well served with good schools and as well as a village primary nearby in Durweston and state secondary in Blandford, private schools nearby include Bryanston and Bryanston Prep (on the doorstep) as well as Milton Abbey, Clayesmore and Canford.

## ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage. Oil fired central heating.

Council Authority: Dorset Council ~ Council Tax Band: D

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E

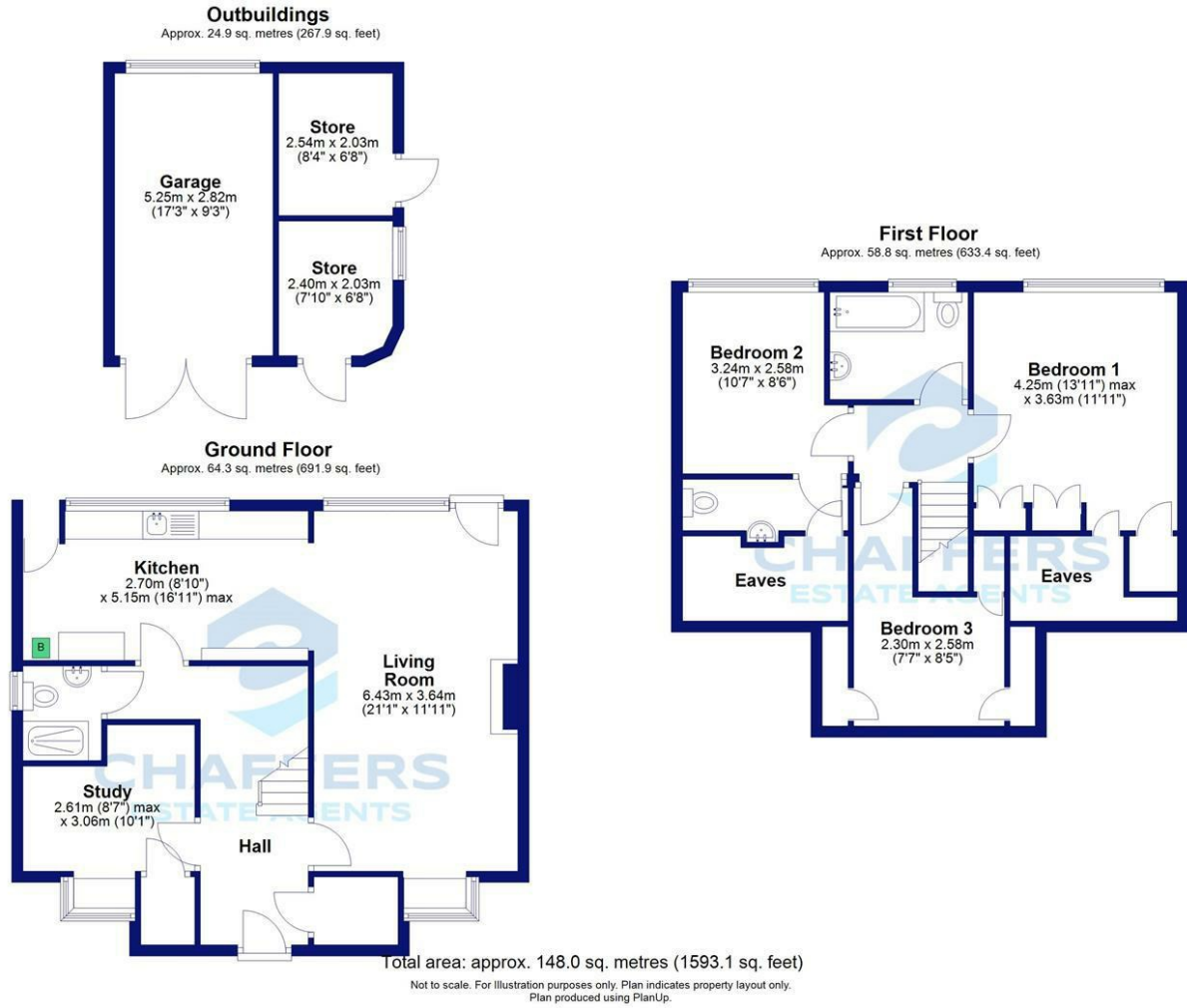


## Directions

From Shaftesbury leave on the A350 heading south towards Blandford Forum. After passing several villages including Fontmell Magna and Iwerne Minster you will reach the village of Stourpaine. Within the village turn right into South Holme just before the pub. The property can be found on the left hand side after a short distance.



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	