



**CHAFFERS**  
ESTATE AGENTS



## 10 Stour Close

Shillingstone, Blandford Forum, DT11 0SU

Located in the quiet Cul de sac of Stour Close, Shillingstone. We are pleased to offer this spacious detached two bedroom bungalow backing onto the local village green with the far reaching countryside beyond. This lovely bungalow is very well presented and offers two good sized bedrooms, large lounge with conservatory, modern shower room and fantastic modern Kitchen. Early Viewings are highly recommended.

**Asking Price £340,000 Freehold**

Council Tax Band: D

# 10 Stour Close

Shillingstone, Blandford Forum, DT11 0SU



- Spacious Detached Bungalow
- Sought After Cul De Sac Location
- Garage
- Fantastic Modern Stylish Kitchen
- Large Rooms Throughout
- Modern Tiled Shower Room
- Lovely Sunny Garden
- Backing onto Village Green
- Ample Off Road Driveway Parking
- Early Viewings Highly Recommended

## DESCRIPTION

Located in the quiet Cul de sac of Stour Close, Shillingstone. We are pleased to offer this spacious detached two bedroom bungalow backing onto the local village green with the far reaching countryside beyond. This bungalow is entered into the hallway with a door to the right leading to the sitting room. The sitting room is a large reception room with a large rear aspect window overlooking the village playing fields are far reaching views of hambledon Hill. There are double doors leading into a good sized conservatory. This property offers two very good sized bedrooms. Bedroom one is a very spacious bedroom with dual aspect windows allowing for plenty of natural light. Furthermore we have a large radiator and TV point. Bedroom two is also a good sized bedroom with a rear aspect window overlooking the lovely sunny rear garden. Further benefits include a modern shower room with a dual aspect windows, push button W/C, chrome ladder style radiator, hand

wash basin and corner shower. The Kitchen is a wonderful space with a front aspect window and UPVC double glazed side door, lovely range of wall and base units finished in a lovely modern teal. Ample curved worksurfaces with tiled splash backs, plumbing for washing machine, space for under worksurface fridge, and wall mounted gas fired combi boiler serving domestic hot water and central heating, ceramic tiled flooring.

Outside we have ample parking for 2/3 cars also with an up and over garage with electric and side access. To the rear of the property we have a wonderful sunny garden mostly laid to lawn with shrubs and flowers. Adjoining is the local village green and wonderful countryside with views of hambledon hill.

## LOCATION

Shillingstone is an ever popular and attractive village in the centre of the Dorset countryside. It

ahas good commuting opportunities for Blandford, Shaftesbury and Sturminster Newton. The village benefits from a Shabby Chic Boutique, a Tea Room, Co-Op Supermarket, a Garage, an Inn, Church, Primary School and good bus links to Blandford (4 miles) and Sturminster Newton (5 miles). Shillingstone also has its own railway restoration project and is at the heart of the Trailway – a wonderful cycling and walking network which allows you to explore the heart of the Blackmore Vale.

## ADDITIONAL INFORMATION

Services: Mains Water, Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

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: C

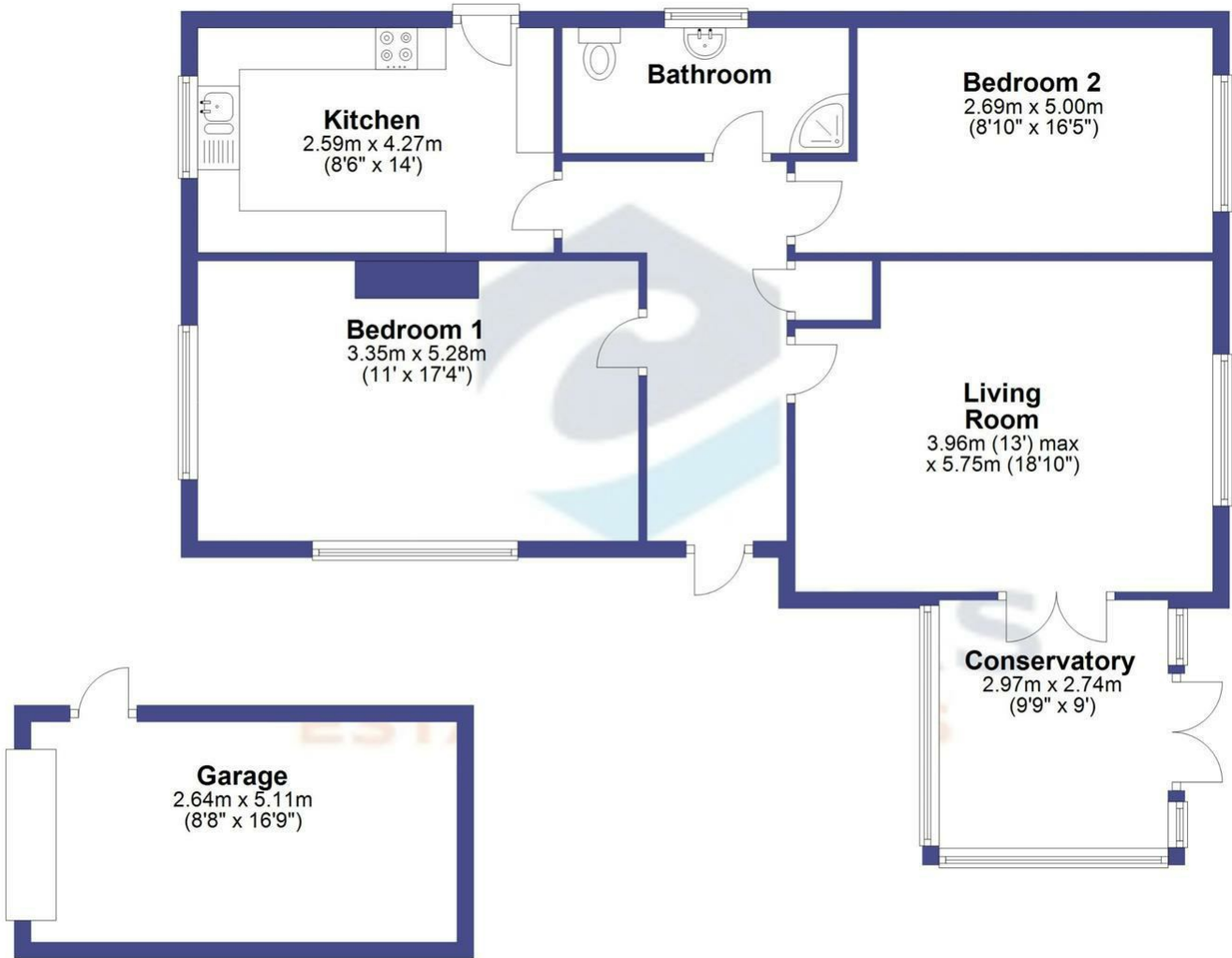


## Directions

From our Sturminster Newton office drive through the town centre (B3092) onto Bridge Street, at the traffic lights turn left onto the A357 towards Blandford Forum and continue this road until reaching Shillingstone. In the village turn left onto Hine town lane and Stour Close can be found on the next right turning. Once you have entered onto Stour Close the bungalow can be found at the end of the cul-de-sac.



# 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.

Market Place, Sturminster Newton, Dorset, DT10 1AS  
Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	