



## 3 PARADISE ROW

BLANDFORD FORUM, DT11 0EU

£425,000  
FREEHOLD

On the edge of the small, picturesque village of Woolland on a quiet leafy country lane, you will find the aptly named Paradise Row. Entering the property via the front gate set in a picket fence, a flagstone path leads you toward this quintessentially British 19th century cottage. The house is accessed through a porch with brick elevations below a pitched tiled roof with a double-glazed front door with two stained glass panels and a double-glazed window to the side, providing shelter and a place to hang coats and kick of your shoes.



**CHAFFERS**  
ESTATE AGENTS



## 3 PARADISE ROW

- Streamside Home • Bi-Fold Doors • Velux Balcony from study • Inglenook Fireplace with Stove • Open-Plan Kitchen Diner • Charming Characterful features • Garage and Parking • Idyllic Setting • Ideal holiday home



### Property Description

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Woolland is a small village on the lower slopes of Bulbarrow Hill in the Blackmore Vale, the village is approximately 3.5 miles from the pretty market town of Sturminster Newton with one of the oldest working water mills in the UK.

### Ground Floor Accomodation

On entering the house from the internal front door you will find yourself in the generous lounge where there is a large inglenook fireplace with an oak lintel housing a large multi-fuel stove which also has a (modern) back boiler, there are two double-glazed windows overlooking the front garden one of which has a wood-panelled window seat below, there are also two painted wood panel doors, one to the under stairs storage and one to the carpeted stairs leading to the first floor. To the rear of the ground floor is a generous kitchen-diner with a range of units in a shaker style with pretty ceramic handles and a solid wood work surface housing a ceramic sink and drainer. there is an electric range cooker with two ovens and an extractor over, space and plumbing for both a washing machine and a dishwasher and space for a large fridge-freezer. There is also ample room for a large dining table and chairs, the room is warmed by a stylish iron radiator and underfloor heating, the floor is tiled with wood effect tiles and there are two double-glazed bi-fold doors leading onto the large rear garden and offering views over the beautiful surrounding countryside.

### First Floor Accommodation

Carpeted stairs lead from the lounge up to the landing with a wooden floor and doors to all rooms, the master bedroom which has exposed wooden beams, is accessed via a wood panel door and has fantastic views of the garden and the open countryside beyond. The floor is carpeted and there is a radiator for warmth and a double-glazed window to the rear. The guest room is also accessed via an original wood panel door and has a double-glazed window to the front, the floor is carpeted and there is a radiator to provide heat. there is also an office/study space with full-width and height double-glazed roof lights, one of which opens to create a balcony with views across the surrounding countryside. here there is also under eaves storage which also houses the electric boilers and hot water tank. the family bathroom has a double-glazed window to the front, a tiled floor, a panel bath with mixer taps, and a handheld shower, there is a further shower in a corner cubicle, there is also a unique river stone wash hand basin, a heated towel rail, a low-level W/C and access to the loft area.

### Outside

The property sits at the edge of Woollland in a semi-rural position on a quiet leafy country lane, the garden is accessed through a low gate in a picket fence, a flagstone path leads to the house and the garden wraps around the side of the house. to the front the garden is mostly lawn with a variety of shrubs and plants, the lawn continues around to the rear where there are various flag-stone patio areas, lawn, and a large variety of shrubs, flowers, and trees as well as a small wildflower area leading to the surrounding countryside. The garden is ideal for outside entertainment having a covered pergola and a brick-built BBQ so that you can take cover from summer showers.

### What The Vendors Say

"We were attracted to the open space around the cottage and the surrounding countryside and have really enjoyed discovering all of the walks and cycle rides that are tight on our doorstep, the wild life that we have been able to see and enjoy in a quiet and peaceful haven have really been the icing on the cake."

### Agents Comments

The cottage has been improved by the vendors to a very high standard and this property is ready to be enjoyed by whoever is lucky enough to be the next owner.

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### ADDITIONAL INFORMATION

**Local Authority** – Dorset

**Council Tax** – Band C

**Viewings** – By Appointment Only

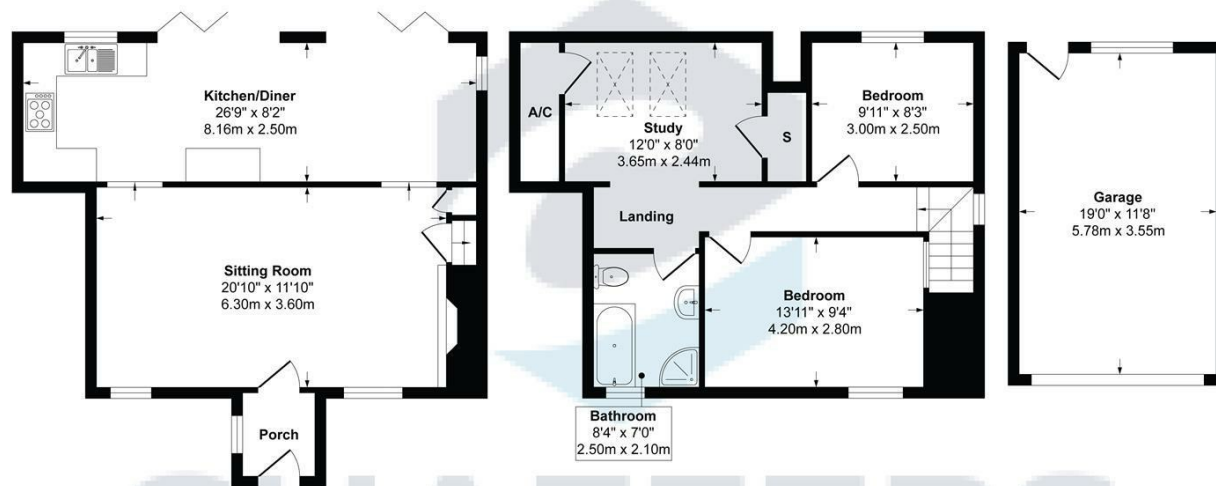
**Floor Area** – 1202.00 sq ft

**Tenure** – Freehold





Paradise Road, Woolland, Dorset, DT11



**Ground Floor**  
 Approximate Floor Area  
 514 sq. ft  
 (47.78 sq. m)

**First Floor**  
 Approximate Floor Area  
 467 sq. ft  
 (43.36 sq. m)

**Garage**  
 Approximate Floor Area  
 221 sq. ft  
 (20.51 sq. m)

**Approximate Gross Internal Floor Area 1,202 sq. ft / 111.65 sq. m**

© CHAFFERS 2024. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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