



**Shillingstone**  
**Blandford Forum, Dorset, DT11 0RH**



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## FREEHOLD PRICE GUIDE: £665,000

A stunning immaculately presented five double bedroom, three bathroom detached family home with superb kitchen/dining room, separate utility room with ample off road parking and double garage in a sought after cul de sac location.

- Built by Wyatt Homes with high specification fixtures and fittings
- Approximately 2,002 sq ft and 2,376 sq ft including double garage
- Entrance storm porch leading to entrance hallway with tiled flooring, large cloaks/shoe cupboard, cloakroom with wash hand basin and WC
- Good size sitting room with French doors leading to patio and garden
- Superb kitchen/breakfast room with range of solid oak base and eye level units and pan drawers with complementary granite worktops, freestanding six burner Range cooker and American style fridge freezer and wine fridge, integrated dishwasher and Neff microwave. Matching centre island with cupboards, wine rack and breakfast bar, space for large table and chairs, Amtico flooring and dual aspect window enjoying a front aspect
- Separate utility room with base and eye level units, worktop and sink. Space and plumbing for washing machine and tumble dryer, side door to garden
- Five double bedrooms, four of which have fitted wardrobes
- Main bedroom with en suite bathroom with bath, corner shower cubicle, wash hand basin and WC, fully tiled walls and flooring, ladder style heated towel rail, shaver point and light
- Two further first floor bedrooms with family bathroom
- Two second floor bedrooms and bathroom ideal for visitors or teenage suite
- Alarm system, oak veneer doors throughout, sealed unit double glazed windows and gas heating with pressurised system
- Outside: A brick paviour driveway gives ample off road parking for a number of cars leading to double detached garage with two single up and over doors, tiled flooring and pitched roof with storage above. The rear garden is beautifully landscaped to the immediate rear having a paved terrace with electric awning from sitting room. There is then a small lawn area with further decking and pergola. The garden has an abundance of mature flower, shrub and tree borders enclosed by panel fencing with outside lighting and electric points

Shillingstone benefits from a real village community. The area is renowned for some excellent schools including Claysmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford and the Sherborne schools together with very good State schools at Blandford and Sturminster Newton. The Church Centre also operates as a post office and café. There are a number of bridleways and footpaths over the surrounding countryside with many walks on the doorstep. The larger towns of Poole, Dorchester and Salisbury are all approximately 20 miles away. Trains to London Waterloo from Salisbury take about an hour and a half.

COUNCIL TAX BAND: F EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



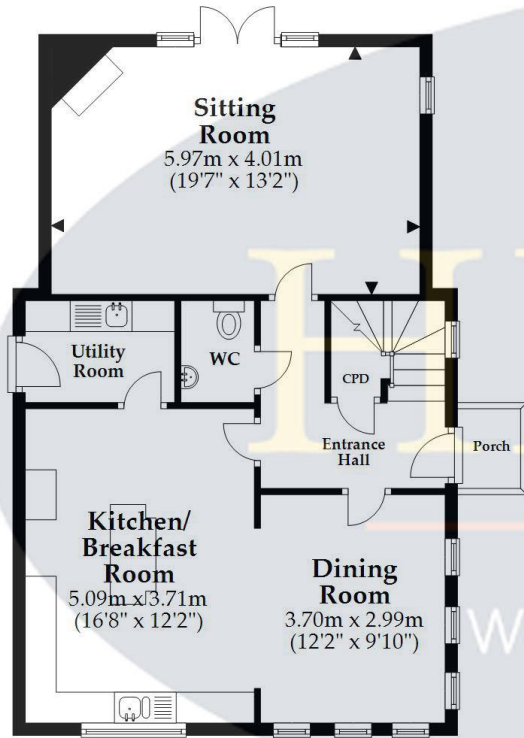




Note: Some Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

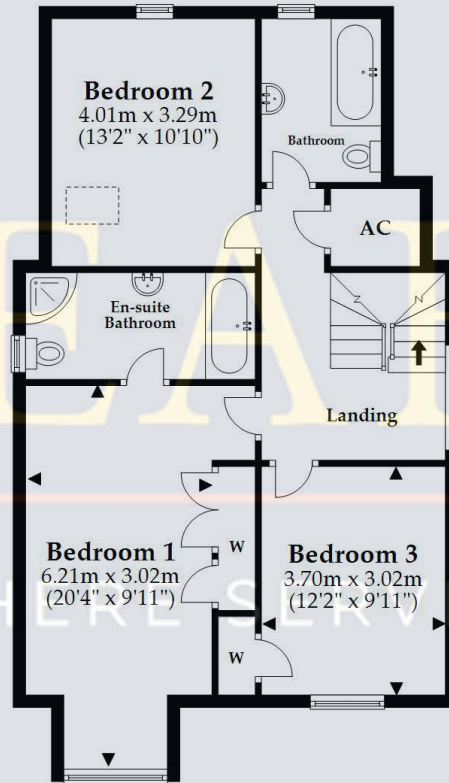
### Ground Floor

Approx. 71.0 sq. metres (764.8 sq. feet)



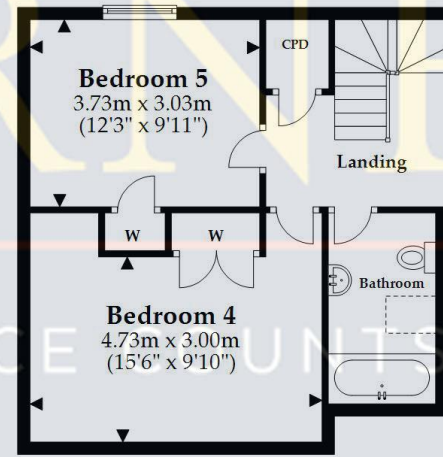
### First Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



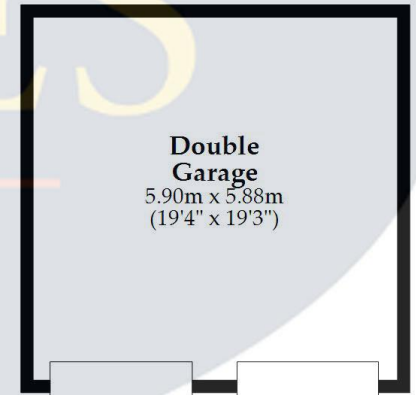
### Second Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



### Garage

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 222.0 sq. metres (2389.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood









Communal parkland in the Close



View from Juliet balcony



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