



## Appletree House, Northfield, Tarrant Hinton, Dorset

A generous and versatile home backing on to farmland situated in a quiet cul de sac with a gated driveway.

Guide Price

**£525,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Appletree House, Northfield, Tarrant Hinton, Dorset, DT11 8JD

- Countryside views
- Cul de sac location
- Driveway with electric gate
  - Integral garage
- Versatile accommodation
- Four good sized bedrooms
  - Kitchen & utility room
    - Sitting room
    - Dining room
- Bathroom, shower room & ensuite

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670





A spacious and versatile home backing on to farmland, situated in a cul de sac location.

Upon entry to the property there is a hallway providing access to all the principal rooms. The L shaped sitting room is situated to the rear of the home, a generous room with a feature stone fireplace as a focal point to the room with French doors leading to the rear garden. The dining room is situated to the front of the property boasting a bay window flooding the room with light. The kitchen comprises of a range of wooden wall and base units, set with a blue counter top, including a sink, double electric oven and an electric hob. A door leads to the utility room which includes a range of base units, counter top, sink and space for white goods. Completing the ground floor is the third and fourth bedrooms, which would accommodate double beds and are serviced by modern shower room, which is part tiled with natural stone tiling comprising of a white suite of a double shower cubicle, w.c. and basin with illuminating mirror and

a heated towel rail.

Rising to the first floor the master bedroom is a generous dual aspect room boasting a dormer window with beautiful views of surrounding farmland. The room is serviced by an ensuite comprising of a shower, w.c. and basin. The second bedroom is a good sized double bedroom with a dual aspect.

#### Outside

The property is approached via an electric sliding gate leading to the gravel driveway with parking for several vehicles and providing access to the single integral garage. The front garden is laid to lawn with an apple tree and bound by a perimeter wall and close board fencing. To the rear garden, a patio adjoins the property from the sitting room offering space for alfresco dining with steps leading to a raised lawn, bound by a hedgerow with views to surrounding farmland. A further raised seated area is situated to the left hand boundary.

#### Situation

Tarrant Hinton forms part of the Tarrant Valley situated approximately 6 miles from the Georgian market town, Blandford Forum. The village itself has a Parish Church and is within the Conservation Area and an Area of 'Outstanding Natural Beauty'. Blandford Forum offers a range of shopping and commercial facilities, whilst Wimborne is 10 miles, the Cathedral City of Salisbury 17 miles and Poole 16 miles are all accessible.

#### Directions

From the centre of Blandford, drive along Salisbury Street, continuing along Salisbury Road for 1 mile. At the roundabout continue straight over on the A354 towards Pimperne and continue for 3.4 miles. Upon entry to the village of Tarrant Hinton turn left and continue for 0.3 of a mile and turn right into Northfield at the end of the road turn left and the property can be found on the right hand side.

#### Services

Mains electric and water, oil fired central heating and private septic tank drainage  
 Council tax band D  
 Broadband - Ultrafast broadband is available.  
 Mobile phone coverage - Network coverage is likely both indoors and out, except EE data indoors.  
 (Information from <https://www.ofcom.org.uk>)

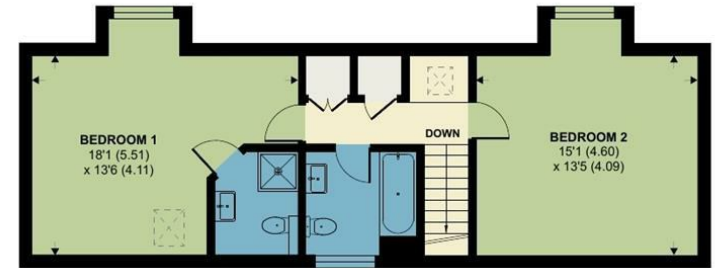
## Northfield, Tarrant Hinton, Blandford Forum

Approximate Area = 1546 sq ft / 143.6 sq m  
 Outbuilding = 152 sq ft / 14.1 sq m  
 Total = 1698 sq ft / 157.7 sq m

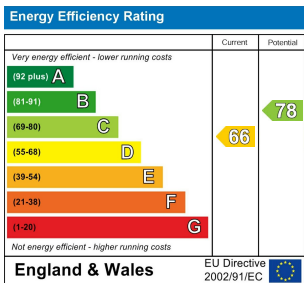
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1110037



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01258 452670  
 Symonds & Sampson 7 Market Place  
 Blandford  
 Dorset  
 DT11 7AH  
 blandford@symondsandsampson.co.uk

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