



**Stourside, 5 Beech Close, Spetisbury, Blandford Forum, DT11
9HG**

Guide Price
£825,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An extended family home with a beautiful garden that stretches to the banks of the river Stour, enjoying fishing rights and mooring rights.

**Stourside,
5 Beech Close,
Spetisbury,
Blandford Forum,
Dorset,
DT11 9HG**

- Cul de sac
- Village location
- River access
- Large garden extends to 0.5 acre
 - Wonderful views
 - Oak doors
- Spacious accommodation
 - Home office
- Kitchen / breakfast room
- Double & triple glazed

Viewing strictly by appointment
Symonds & Sampson
01258 452670





An extended family home with a generous garden backing on to the river stour with mooring and fishing rights.

Upon entry to the home there is a hallway providing access to most of the principal rooms. The kitchen/breakfast room is situated to the rear of the property overlooking the wonderful rear garden with river views. The fully integrated kitchen comprises of a range of wooden shaker style wall and base units, finished with metal handles, and set with a 'Slab Tech' countertop and kettle/filtered water tap. A breakfast bar orientated towards the rear garden. The kitchen is serviced by a utility room, both have underfloor heating, comprising of base units set with a work top and sink with access to the internal double garage. Returning to the kitchen, wooden glazed French doors lead to the formal dining room with French doors leading to the rear garden. An archway leads to the snug which is a cosy area with a wood burner as a focal point of the room. The garden room enjoys a wonderful outlook to the expansive rear garden, the room comprises of a dwarf wall and solid roof making the room useable all year round. The sitting room is situated to the front of the house and accommodates a large range of freestanding furniture. A further reception room is currently used as a study, which is ideal for home working but could be arranged as a playroom or TV room. Completing the ground floor is a shower room, is tiled with porcelain tiling, underfloor heating and comprising of a double shower, toilet, and basin. Rising to the first floor, the master bedroom is located to the rear of the house with elevated views of the garden river and meadows beyond. The room is currently arranged with a king size bed, freestanding furniture and is serviced by the ensuite, shower. Two of the remaining three bedrooms currently accommodate king size beds and the fourth bedroom is a single and includes a range of built in wardrobes, serviced by the family bathroom.



Outside

The house is approached by a stone resin driveway with parking for several vehicles and provides access to the double garage, with a second resin driveway giving access to the rear of the property and additional parking. The front garden is laid to lawn with an established front border. The rear garden is very large and stands apart from other houses in the road with the benefit of access rights to the River Stour which runs at the bottom of the garden. A large stone terrace adjoins the property, which is ideal for outside dining with steps leading to the large lawn. The garden is interspersed with trees and established borders with colourful plants, with a further patio area and wooden gazebo situated at the end of the garden to enjoy the wonderful aspect. At the bottom of the garden is a slipway providing access to the river for kayaking and paddling. Included with the garden are two sheds, greenhouse and summerhouse with two sets of fully glazed French doors and porcelain tiled floor.

Owners Comment

Spetisbury is a friendly village with a good community and an excellent school. We have lived here for more than 30 years. Our family have grown up in this wonderful setting, and have loved canoeing and fishing on the river. But they are now away, living their own lives, so it is time for us to go and find a new adventure. We have designed the house and garden for easy living. The garden has evolved over many years. We have planted trees, shrubs and perennials, creating a peaceful and private space with a wonderful outlook that changes with the seasons. The garden is large but is designed for easy maintenance - mowing the lawn (with the tractor)

takes around 20/25 minutes. One branch of the River Stour runs along the end of the garden. It is a privilege to watch the wildlife which makes the river it's home - swans, otters, kingfishers, dragonflies - to name but a few. On one side of the property the rear garden adjoins a meadow. This is owned by the Parish Council and is a designated wildlife area, which cannot be built on.

The house has been extended and modernised in recent years to create a home which, we feel, is both comfortable and adaptable. We love our new garden room with the morning light pouring in, and the area with log burner is the perfect place to sit in the winter months. Triple glazing downstairs helps to keep the house warm in winter and cool in the summer. So why are we leaving? Well, although we will be sad to go, the future beckons - new places to go and new people to meet!

Situation

Spetisbury village is situated on the banks of the River Stour, 3 miles from Blandford, 10 miles from Poole and Wimborne 7 miles. Local amenities include Parish Church and Primary School. Sporting facilities are varied with Golf at the Ashley Wood Golf Course, racing at Salisbury and sailing at Poole. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

Directions

From Blandford drive along West Street over the bridge and at the mini roundabout take the first exit on to the Bournemouth Road. Continue along this road, going straight over the next two roundabouts on to the A350. Drive through the village of Charlton Marshall and in to Spetisbury. Once in the village take the second turning on the left into Beech Close, continue to the T junction and turn right and the property will be on the left hand side.

Services

Mains gas, electric, water and drainage

Council tax band F

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is likely for O2 & Vodafone, with limited Three & none for EE indoors but likely with all networks outdoors.

(Information from <https://www.ofcom.org.uk>)





Beech Close, Spetisbury, Blandford Forum

Approximate Area = 2122 sq ft / 197.1 sq m (includes garage)

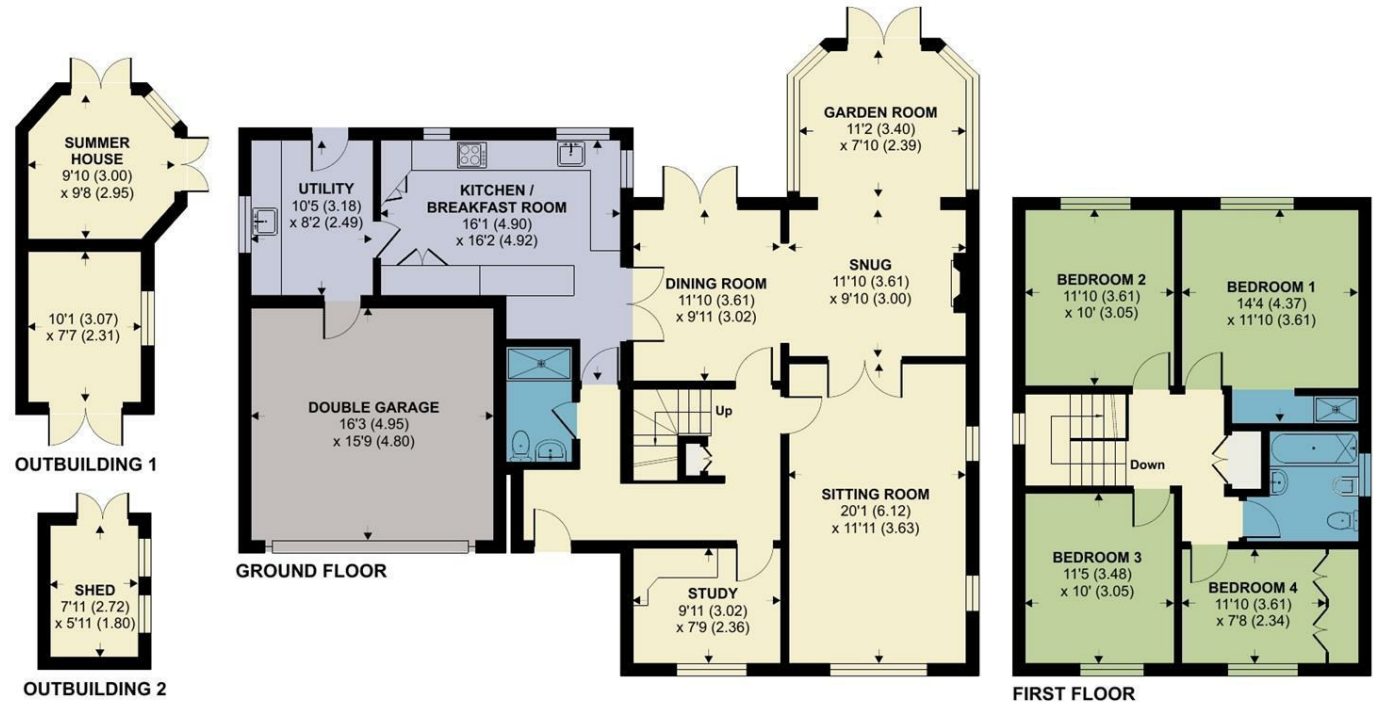
Outbuildings = 214 sq ft / 19.8 sq m

Total = 2336 sq ft / 216.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Blandford/DP/revised 18th July 24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 974708



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