

Symonds
& Sampson



The Stables

Ribbonwood Farm, Marsh Lane, Anderson, Blandford Forum

The Stables

Anderson
Blandford Forum
DT11 9HE



- Five double bedrooms
- Stunning countryside views
 - No onward chain
- Spacious accommodation throughout
- Feature fireplace with wood burner
 - Utility room
 - Three bathrooms
- Double garage with ample off-road parking

Guide Price £875,000

Freehold

Blandford Sales
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ACCOMODATION

A beautifully presented five-bedroom detached barn style family home, with stunning countryside views and offered to the market with no onward chain.

A feature front door with leaded stained glass leads to an entrance vestibule. Double doors provide access to a spacious entrance hall, with a built-in understairs cupboard, which serves all principle rooms. Glazed double doors lead to a large, triple aspect sitting room boasting a superb brick open fireplace with a wood burner and French doors to the rear garden. There is an attractive dining room with a floor-to-ceiling window overlooking the rear garden and double doors to both the hall and the sitting room. There is also a study, currently arranged as a snug overlooking the front courtyard. The spacious, modern dual aspect kitchen features an excellent range of medium oak units, modern work surfaces, mobile island unit, electric range cooker with hob and extractor unit, two ovens and grill, integrated dishwasher and a fridge/freezer. There is also a large utility room with work surfaces, stainless steel sink, wall and base units, and further undercounter space for appliances. Completing the ground floor is a separate cloakroom with w.c and basin.

Rising to the first floor, the spacious, galleried landing has an oak effect handrail and spindles, with a beautiful light cluster pendant. There is also loft access, and an airing cupboard with a pressurised hot water system. The triple aspect master bedroom has a walk in wardrobe and a range of fitted cupboards, and an ensuite with a corner shower cubicle, w.c and basin. The second bedroom is a large room with laminate flooring, two skylights, superb far reaching views over the garden and beyond and a modern ensuite with shower, w.c and basin. Bedrooms 3, 4 and 5 are all good size double rooms with fitted wardrobes. Completing the first floor is a spacious family bathroom with a bath, shower, w.c and basin.





OUTSIDE

The property is approached via a private road. There is a large attached double garage with electric up-and-over doors, side access and storage space. A driveway provides ample off road parking, and there is an oil storage tank behind screening. There are front and side garden areas surrounding the property, beautifully landscaped with shrubs. To the side of the garage a gate leads into the rear garden which is arranged on two different levels separated by a brick retaining wall and has well maintained lawns backing directly onto open farmland. There are established trees including fir and beech, a large paved entertaining terrace and matching pathways.

SITUATION

Winterborne Anderson is a hamlet between Winterborne Kingston and Winterborne Zelston. Both villages have a public house and a garage. Winterborne Kingston also offers a parish church and a first school. Other local amenities are available in Bere Regis which is approximately 4 miles and the large town of Poole, approximately 11 miles.

DIRECTIONS

What3words- ///pest.shears.publisher

SERVICES

Mains electric, water, oil central heating and private drainage.
Broadband- Standard & Ultrafast broadband is available.
Mobile phone coverage- Network coverage is limited indoors and likely outdoors.
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority
Dorset Council- 01305 251010
Council tax band G
EPC- D
Blandford/RB/22nd July 24



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Approximate Area = 2754 sq ft / 255.8 sq m

Garage = 350 sq ft / 32.5 sq m

Total = 3104 sq ft / 288.3 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
 Current: 65 (D) Potential: 81 (B)	
Energy Efficiency Rating Legend: A: 92-100 (Green) B: 81-91 (Light Green) C: 69-80 (Yellow) D: 55-68 (Orange) E: 49-54 (Red-Orange) F: 39-48 (Red) G: 13-38 (Dark Red)	
England & Wales EPC Domestic 2020/19/1/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1149052



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