



5 The Woodpecker, High Street, Spetisbury, Blandford Forum,

A brand new three double bedroom detached house with a generous garden and off road parking.

Guide Price
£450,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

5 The Woodpecker, High Street, Spetisbury, Blandford Forum, DT11 9DJ

- Brand new build
 - Warranty
- No forward chain
- Generous garden with turf and patio
 - Off road parking
 - Kitchen with utility room
- Underfloor heating on the ground floor
 - Sitting & dining room
 - Three good sized bedrooms
- Bathroom and ensuite with amera luxury Spanish sanitary ware

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A beautiful new build home situated in a cul de sac location boasting a generous plot with a large kitchen dining room.

Upon entry to the home there is a hallway with stairs rising to the first floor. The sitting room is a good sized room enjoying a dual aspect with French doors leading to the generous rear garden. The dining room is situated to the front of the property with space for a dining suite and freestanding furniture. The heart of the home is spacious kitchen boasting a dual aspect with French doors flooding the room with light and providing access to the garden and patio. The kitchen comprises of a range of high quality shaker style wall and base units set with a white quartz counter top and breakfast bar. Included is a sink recessed into the breakfast bar, induction hob, double oven, integrated fridge freezer and dishwasher. The room enjoys an informal feel and flows effortlessly to the garden. The kitchen is serviced by a separate utility room, comprising of a storage cupboard, worktop and sink with space for white goods, the door has a back door to the rear garden. Completing the ground floor is the cloakroom comprising

of a white suite of basin and w.c. The

The master bedroom is a generous room easily accommodating a double bed with views overlooking the rear garden. The room is serviced by a modern ensuite which is part tiled with white brickwork tiling, comprising of a white suite of double shower, w.c., basin with vanity unit and illuminating mirror. The second and third bedrooms could accommodate double beds and are serviced by the family bathroom comprising of a white suite of bath with raindrop effect shower above, w.c., basin with vanity unit and illuminating mirror.

Outside

The property is approached via a large driveway laid to stone chippings offering space for several vehicles, a stone path leads to the front door with a small garden laid to turf. The rear garden is very deceptive and large by new build standards with a generous patio laid to stone adjoining the property which is ideal for outside dining. The remainder of the garden is laid to lawn and bound by close board fencing.

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 the centre of Blandford drive along West Street and at the roundabout take the first exit and continue along Bournemouth Road for 0.4 of a mile. At the Badger Roundabout go straight over and continue along the A350 for 2.3 miles and turn left into Beech Close, the property can be found on the left hand side.

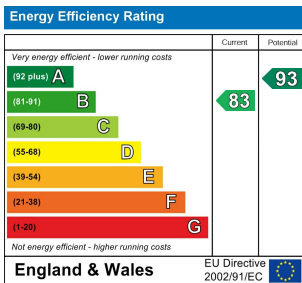
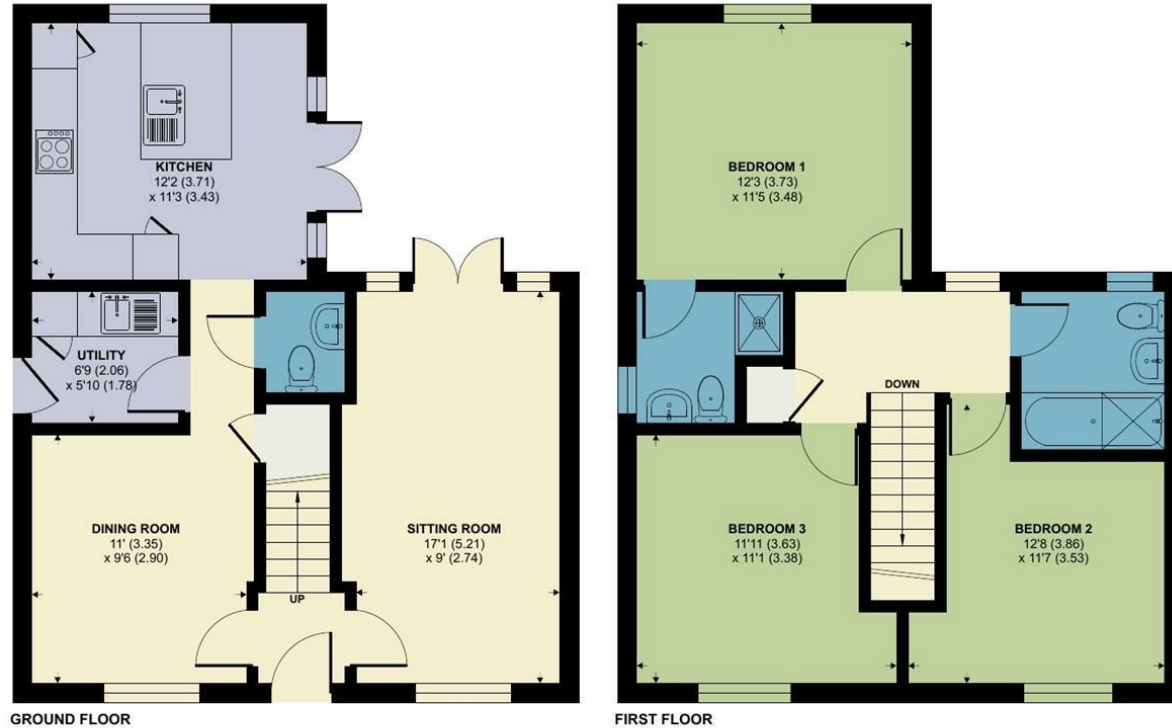
Services

Mains gas, electric, water and drainage.
Council tax band E
Broadband & Mobile signal strength - tbc

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Approximate Area = 1096 sq ft / 101.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1111040



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