



# Ivy Cottage

Stubhampton, Blandford Forum

# Ivy Cottage

Stubhampton  
Blandford Forum  
DT11 8JU

A charming character cottage sitting with a colourful wraparound garden boasting wonderful views of surrounding fields and countryside.



- An extended cobb cottage
- Wonderful countryside views
- Modern kitchen dining room
- Generous utility / boot room
- Characterful sitting room with feature fireplace
  - Home office with vaulted ceiling
- Three good size bedrooms with Juliet balcony to master and second
  - Family bathroom and ensuite

Guide Price £799,950

Freehold

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## ACCOMMODATION

Ivy Cottage has been sympathetically renovated and extended by the current owners whilst retaining many character features. The heart of the home is a substantial kitchen / dining room enjoying magnificent views of the colourful rear garden and rolling fields beyond. The kitchen comprises of a range of wall and base units with space for a freestanding range style cooker and dishwasher. There is a large utility / boot room which provides a wide range of storage and houses the cloakroom. The sitting room boasts a wealth of character including wooden beams and a feature inglenook fireplace set with a floating wooden mantle piece and a wood burner, the room has views of the garden and is laid with parquet flooring. The games room could be arranged as a further bedroom. The home office is a wonderful triple aspect light room boasting a vaulted ceiling with French doors leading to the front garden, which could be arranged as a snug or separate TV room. The room enjoys a modern wood burner as a focal point and is tucked away from the main reception rooms making it ideal to work from home.

Rising to the first floor, the master bedroom is a spacious and light room enjoying a dual aspect and feature Juliet balcony with outstanding views of the garden and nearby countryside and a dressing area with a range of built in wardrobes and is serviced by an ensuite comprising of a shower, basin and w.c. The second bedroom has a vaulted ceiling and Juliet balcony flooding the room with light and includes a built in wardrobe. The third bedroom is a good size room and includes a character Inglenook chimney breast. The family bathroom comprises of a L shaped bath with overhead shower, two basins and w.c.





## OUTSIDE

The cottage is approached through a wooden five bar gate to a tarmac drive with space and turning for several vehicles, providing access to the detached garage and carport. The front garden is laid to lawn with colourful flower beds, established hedgerow and a small terrace situated next to the front door with space for outside seating. The rear garden is a particular feature with views of outstanding, surrounding countryside, mainly laid to lawn with colourful, well stocked borders and several terraces to enjoy the sunshine for al-fresco dining. The garden is bound by waist height wooden fencing.

## SITUATION

Stubhampton is a small, sought after village at the western end of the Tarrant Valley, forming part of the Chalk Uplands Landscape Area. Although nestled in a delightful rural setting, the property is well-placed for access to Blandford Forum, Wimborne, Shaftesbury and Salisbury. Tarrant Gunville is just under a mile distant (approx.) and offers a range of amenities including a farm shop specialising in local produce, a village hall and a Church. There is a recreation ground, tennis courts and an annual show, all of which contribute to the well-being of the village community. There are mainline rail stations to London Waterloo from Gillingham and Salisbury. There are

excellent schools locally in both the private and state sectors including Claysmore, Sandroyd, Bryanston, The Blandford School, St. Mary's Shaftesbury, Shaftesbury School and Gillingham School.

## DIRECTIONS

what3words:///sideboard.retained.shoving

## SERVICES

Mains water and drainage, electric, oil fired boiler  
Broadband - 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 211970  
Council tax band - E

EPC - D

The property is situated in a conservation area

Blandford/DP/24.07.24

| Energy Efficiency Rating                           |   | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient (lower running costs)        | A |         |           |
| Energy efficient                                   | B |         |           |
| Decent   | C |         |           |
| Needs improvement                                  | D |         |           |
| Needs improvement                                  | E |         |           |
| Needs improvement                                  | F |         |           |
| Very poor energy efficiency (higher running costs) | G |         |           |
| Energy Efficiency Rating                           |   | 53      | 73        |
| England & Wales                                    |   |         |           |

# Ivy Cottage, Stubbampton, Blandford Forum

Approximate Area = 1877 sq ft / 174.4 sq m (excludes carport)

Garage = 153 sq ft / 14.2 sq m

Total = 2030 sq ft / 188.6 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). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1161169



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