

Symonds
& Sampson



Comptons
Blandford Forum

Comptons

Tarrant Launceston
Blandford Forum DT11 8BY

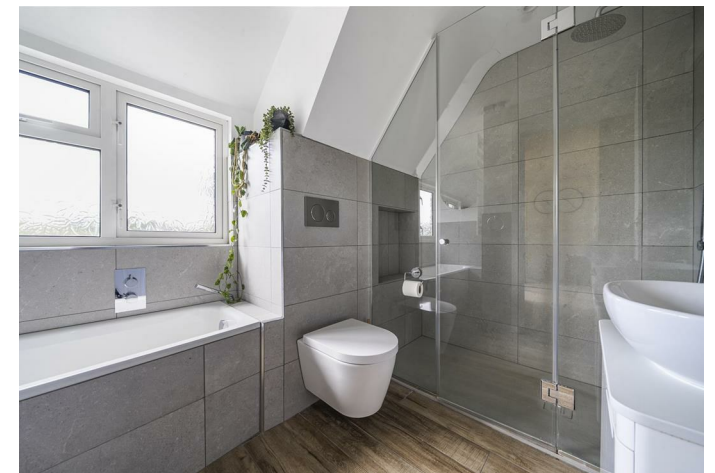
A modernised chalet style home with a sunny garden backing on to open countryside with a modern kitchen dining room.



- Beautiful village location
- Good road links to Blandford & Salisbury
 - Backing on to open countryside
 - Sunny rear garden
 - Kitchen dining room
 - Sitting room with wood burner
 - Three good sized bedrooms
- Modern bathroom with shower & bath

Freehold

Blandford Sales
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ACCOMMODATION

Comptons is a deceptive home which has been renovated throughout by the current owners. The heart of the home is the modern kitchen/dining room, which boasts views of the landscaped rear garden and farmland beyond. The kitchen comprises of a range of green wall and base units, set with a stone counter top and recessed sink. Included is a built in fridge /freezer, and dishwasher with space for a range style cooker. The dining area has built in storage with French doors leading to the rear garden. The sitting room enjoys a triple aspect flooding the room with light, a wood burner set on a stone hearth with a floating mantle piece is the focal point of the room. Completing the ground floor is a modern cloakroom and utility room arranged with wall and base units, counter top with ceramic sink with space underneath for washing machine and tumble dryer.

Rising to the first floor, the master bedroom includes a comprehensive range of built in wardrobes. The second and third bedrooms both have elevated views of the rear garden and farmland. The family bathroom is fully tiled with grey stone tiling, comprising of a white suite bath, double walk in shower cubicle, basin and w.c.

OUTSIDE

The property is approached by a gravel driveway with parking for several vehicles providing access to a car port and garage with light and power. The front garden is laid to lawn with an established tree set in the middle, colourful borders and the plot is bound by a hedgerow. The rear garden enjoys wonderful views of surrounding farmland, a large millboard deck adjoins the property which is ideal for outside dining. The garden is mainly laid to lawn with several colourful flower beds, pond, summer house with power and a garden shed. There is a further millboard decking area with seating at the bottom of garden to enjoy the views beyond the boundary.





SITUATION

Tarrant Launceston is an unspoilt hamlet, one of eight that take their name from the River Tarrant. It is a designated area of Outstanding Natural Beauty and within the conservation area. Located well away from main roads in a predominantly arable farming area, the neighbouring village of Tarrant Monkton has a Church and public house/restaurant. The Georgian market town of Blandford Forum is approx 7 miles.

DIRECTIONS

What3words - unsightly.blur.wants

SERVICES

Mains water and electric, oil fired central heating, septic tank drainage.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is limited indoors and likely out.
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority
Dorset Council - 01305 251010

Council tax band E
EPC - E

The property is situated in a conversation area.

Blandford/DP/ 22.07.24



Tarrant Launceston, Blandford Forum

Approximate Area = 1176 sq ft / 109.3 sq m

Garage = 180 sq ft / 16.7 sq m

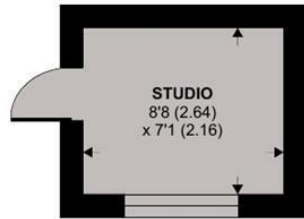
Outbuilding = 121 sq ft / 11.2 sq m

Total = 1477 sq ft / 137.2 sq m

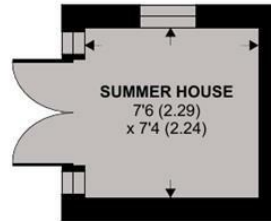
For identification only - Not to scale

Energy Efficiency Rating	
Property's energy efficiency (overall energy class)	Current
Best (A)	80
B	
C	52
D	
E	
F	
G	
Worst (G)	

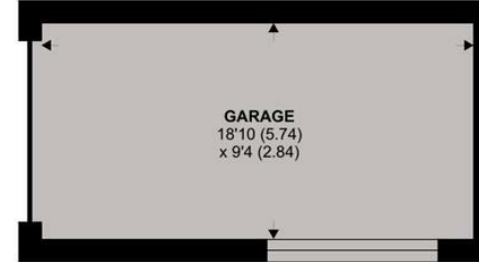
England & Wales
EU Directive 2002/91/EC



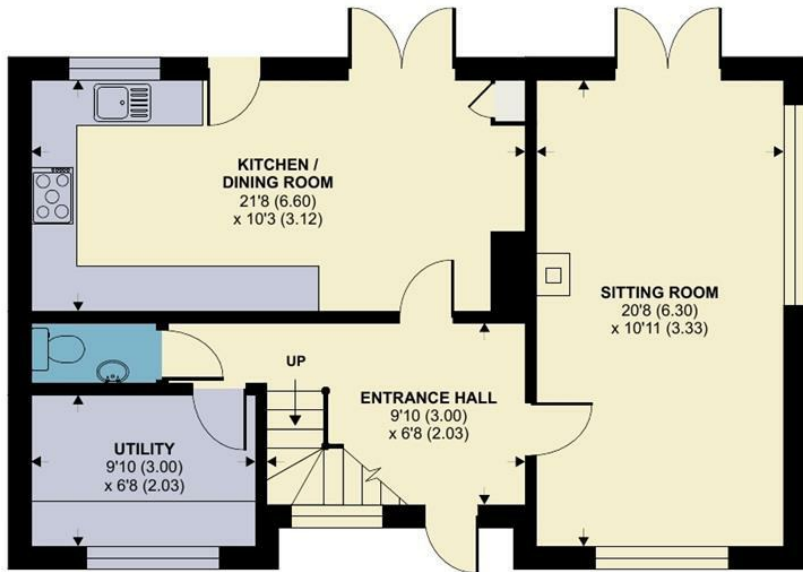
OUTBUILDING 1



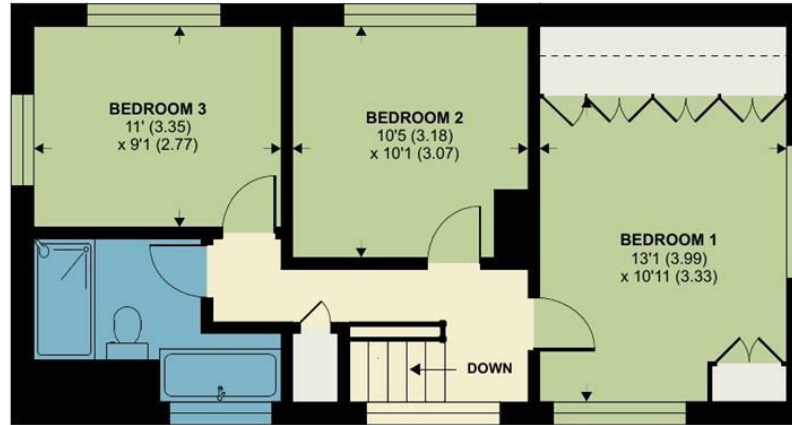
OUTBUILDING 2



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Symonds & Sampson. REF: 1165361



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