



Symonds
& Sampson

Brackloona
Anderson, Blandford Forum

Brackloona

Anderson

Blandford Forum DT11 9HE

A spacious and versatile home with countryside views, boasting a substantial annexe for multi generation living or working from home, and a beautifully landscaped wrap around garden.



- Tucked away location
- Countryside views
- Ideal for multi generation living
- Flowing accommodation
- Annexe with games room
- Ability to work from home
- Garage & driveway parking
- Landscaped wrap around garden

Freehold

Blandford Sales
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ACCOMMODATION

The main part of the dwelling is a four bedroom chalet house offering spacious and versatile accommodation. The heart of the home is the modern L shaped kitchen/dining/ family room, which has a lovely informal feel. The kitchen comprises of a range of wall and base units set with a stone counter top with a central island and breakfast bar. Included is an induction hob, double oven, american style fridge/freezer. The utility room provides further space for white goods. The family area is currently arranged with arm chairs and wall mounted TV leading to the formal dining room which enjoys a dual aspect and provides access to a terrace. The sitting room is a generous room overlooking the front garden with a feature fireplace and decorated with contemporary wallpaper and wood panelling. Completing the reception rooms is a an office, ideal for home working. Two double bedrooms are situated on the ground floor, one enjoys a comprehensive range of built in wardrobes and is serviced by an ensuite shower room.

The master bedroom on the first floor enjoys dual aspect velux windows with wonderful countryside views. The room includes a comprehensive range of built wardrobes and ensuite shower room. A further bedroom is currently arranged as a dressing room with a built in double wardrobe, completing this floor is the family bathroom.





ANNEXE

The annexe is connected to the main dwelling via the shared entrance hall benefitting from a shower room. The main reception room is currently arranged with a full size snooker table with feature lighting above and a bar, the room has been tastefully decorated with wood panelling and has the feeling of a country club. This space could be arranged as sitting/dining room if needed for multi generation living. A further reception room is currently arranged as a gym, includes a shower room and sauna with a rear lobby providing separate access to the rear garden. The first floor opens into a spacious landing currently arranged as a home office, a sitting room has been

arranged with Velux windows flooding the room with light and enjoying countryside views. The bedroom on this floor includes a built in double wardrobe and an ensuite shower room with eaves storage access. The annexe could be re arranged into a separate dwelling for multi generation living or if a large office to work from home or run a business.

OUTSIDE

The property is located in a tucked away location at the end of a small private development, a sweeping driveway leads to a parking area, the detached double garage and a sun terrace. The garden wraps around the dwelling and has

been tastefully landscaped to create three distinct areas. To the front there is a lawn bound by a veranda and hedgerows. The main garden is situated to the side of the accommodation and is accessed via the kitchen/dining room leading to a patio for outside dining. An interesting and varied garden with two streams from the waterwheel in the garden lead down to the pond with a wooden jetty, bound by established borders, trees and hedgerows and a further terrace is situated at the bottom of the garden. The rear garden has a relaxing feel with several terraces connected by gravel pathways bound by established beds.



SITUATION

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///goggles.cooked.rocket

SERVICES

Mains water and electric, septic tank, oil fired heating
Broadband - Ultrafast speed available
Mobile - It is reported you are likely/limited to have network coverage for indoors and likely coverage outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority
Dorset Council - 01305 211970

Council Tax Band - G

EPC - F

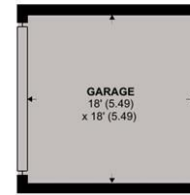
Blandford/DP/26/7/24

| Energy Efficiency Rating | | Current | Target |
|---|---|-------------------------|--------|
| Very energy efficient (lower running costs) | A | | |
| Energy efficient | B | | |
| Decent | C | 61 | 72 |
| Below average | D | | |
| Poor | E | | |
| Very poor | F | | |
| Least energy efficient (higher running costs) | G | | |
| Minimum energy rating required | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Area = 4324 sq ft / 401.7 sq m
 Limited Use Area(s) = 444 sq ft / 41.2 sq m
 Garage = 324 sq ft / 30.1 sq m
 Total = 5092 sq ft / 473 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1155351



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