



Symonds
& Sampson

Sylvan Corner

Milton Abbas, Blandford Forum, Dorset

Sylvan Corner

Milton Abbas
Blandford Forum
Dorset DT11 0BL

Situated on a prominent corner plot at the entrance of the historic village of Milton Abbas, boasting spacious and versatile accommodation totalling just over 4,000 sq ft including a self contained apartment, offered to the market with no forward chain.



- Partially rebuilt and fully refurbished by the current owner
 - Carport for two cars
 - Beautifully landscaped gardens
 - Popular village location
 - Self contained apartment
- Basement & main living floor include underfloor heating



Guide Price £1,100,000

Freehold

Blandford Sales
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ACCOMMODATION

Sylvan Corner is a versatile and spacious home, with the original building dating back to the 1960's, which was partially rebuilt in 2017 with a new main living floor and top floor. The basement level was fully refurbished to create a self contained apartment, further fine details including Siberian Larch cladding, air source heat pump, basement and main floor underfloor heating and a beautifully landscaped gardens.

The entrance hall provides access to the self contained apartment and a store room with a wooden stair case rising to the main accommodation. The ground floor enjoys generous and flowing accommodation. The kitchen/breakfast room comprises of a range of cream wall and base units, set set under a Baltic brown granite counter top includes a Rangemaster cooker and Italian porcelain tiled flooring. There is a breakfast bar for informal dining, space for an American fridge/freezer and an adjacent utility room with space for white goods. The large dining room is a good size room enjoying a dual aspect with an exterior door giving access to the garden. The sitting room is a particular feature enjoying elevated views of the garden and towards the village, with a part enclosed balcony, which is ideal for al-fresco dining. The room has a feature Contura wood burning stove as a focal point and an open plan office area, ideal for anyone who works from home. The master bedroom is situated on this floor with an impressive corner windows and views towards the landscaped gardens. It includes a dressing room leading to a fully tiled, ensuite shower room. Completing this floor is a large landing currently arranged as a seating area and cloakroom.

Rising to the second floor there are two further double bedrooms with the second enjoying a fully tiled ensuite shower room. There is a further loft room currently arranged with a single bed, which could be repurposed as an office and a further fully tiled family bathroom with bath and shower.





APARTMENT

The apartment is an excellent addition for those with elderly relatives or multi generational living. Entering straight into the kitchen/dining room, with the kitchen area comprising of a range of cream wall and base units, set with a counter top, including an electric hob and oven with space for white goods. The sitting room enjoys a dual aspect and is a good size room, the double bedroom includes a range of built in wardrobes, and a fully tiled shower room and a storage room completes the ground floor accommodation.

OUTSIDE

Approached via a wide driveway providing a large parking area and access to the wooden double carport with pitched roof and the garden store room with space for a ride on mower. An interesting and varied plot, which has been substantially altered and landscaped by the current owner to create several gardens in one. The garden wraps around the property and rises to the rear, with many pathways laid with an interesting variety of materials mainly granite and limestone. Manicured lawns are bound by established beds and borders with a variety of shrubs and flowers.

SITUATION

Milton Abbas is an historic Dorset village lying within a designated Conservation Area, predominantly made up of thatched cob cottages and having a famous public school adjoining the Abbey. Village amenities include a general store, sub-post office a public house, doctor's surgery, children's playground, St James Church and Reading Rooms, with a farm shop and riding stables close by. The village holds a biannual 18th century street fair of market and craft stalls. School catchment area for The Dunbury Primary and Blandford Secondary Schools. The market town of Blandford Forum is approximately 7 miles and the



county town of Dorchester is approximately 10 miles. Sporting activities are varied with golf available at the Mid-Dorset and Ashley Wood golf clubs and sailing at Poole, approximately 20 miles.

DIRECTIONS

What3words:///perfume.newer.fries

SERVICES

Mains electric, water and sewage. Air source heat pump and bottled flogas for cooking.

Th mobile signal is limited indoor (O2 & Vodafone) and likely outside.
Ultrafast broadband provided to the property as stated by the Ofcom website.
There is no recorded flood risk at the property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

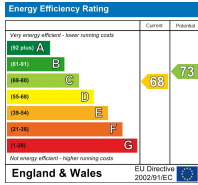
MATERIAL INFORMATION

Dorset Council Tel: 01305 211 970
Council Tax Band - F
Apartment - Council Tax Band - A

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Approximate Area = 3813 sq ft / 354.2 sq m
 Limited Use Area(s) = 82 sq ft / 7.6 sq m
 Outbuilding = 172 sq ft / 16 sq m
 Total = 4067 sq ft / 377.8 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). © n/checom 2024. Produced for Symonds & Sampson. REF: 1193248



Blandford/DJP/October 2024



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