

A photograph of a single-story red brick house with a tiled roof. The house has several white-framed windows and a blue front door. A large, leafy tree is in the foreground on the right, and a satellite dish is mounted on the left wall. The sky is blue with some clouds.

Symonds
& Sampson

The Haven

Shroton, Blandford Forum, Dorset

The Haven

Shroton
Blandford Forum
Dorset DT11 8QD

A charming and spacious character home situated in the heart of an active village, includes a modern kitchen dining room, and a generous rear garden enjoying views of Hambledon Hill.



- Popular village location
- Bespoke kitchen breakfast room
 - Cosy sitting room
- Ground floor shower room
- Four good sized bedrooms
 - Modern bathrooms
- Generous garden with countryside views
 - Garage to the rear

Guide Price £450,000

Freehold

Blandford Sales
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ACCOMMODATION

The Haven is a charming character cottage situated in the heart of an active village community with close proximity to a pub, recreation ground and village hall. The house is very deceptive and the front elevation does not convey the size of the home or garden, which enjoys wonderful views of surrounding countryside.

Upon entry to the home there is an entrance hall providing access to all the principal rooms. A cosy sitting room is situated to the front of the property and enjoys a feature fireplace and wood burner as a focal point to the room. The hallway widens to a larger area which could be used for a formal dining room and is currently used as a media room. The heart of the home is the extended kitchen breakfast room, which has a vaulted ceiling with Velux windows flooding the room with light. The kitchen units are bespoke wooden wall and base units set with dark granite work top. Included is a Range Master cooker, integrated appliances and an American fridge freezer. The room is arranged with a four seater breakfast table, which is ideal for informal dining. There is a utility room housing the white goods and providing access to a modern fully tiled shower, which is ideal for coming in from a dog walk or the garden.

Rising to the first floor, the master bedroom is set to the rear of the property enjoying wonderful views of the garden and countryside beyond. All the bedrooms would accommodate double beds and the modern bathroom is fully tiled with natural stone tiling, including a white suite of L shaped bath with dual shower heads, w.c. and basin.

OUTSIDE

A path leads to the front door with the front garden laid to slate chippings and bound by a hedgerow. The deep rear garden is a particular feature enjoying a sunny and open aspect, with a patio adjoining the dwelling from the kitchen making it ideal for outside dining. The garden continues to the rear boundary and is predominantly laid to lawn interspersed with trees with a large wooden garage set at the bottom boundary, accessed via service lane. The bottom of the garden enjoys wonderful views of farmland and Hambledon Hill.

SITUATION

Shroton is a village set off the Blandford to Shaftesbury Road. The village itself has a parish church, public house and farm shop, whilst further amenities are available in Child Okeford and Iwerne Minster. Blandford Forum is approximately 5 miles and Shaftesbury approximately 7 miles.

DIRECTIONS

What3words:///unfit.breakaway.cope

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

MATERIAL INFORMATION

Dorset Council Tel: 01305 211 970
Council Tax Band D

There is likely mobile signal indoors (EE & O2) and likely outdoor (EE, Three, O2, Vodafone) and 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>



Shroton, Blandford Forum

Approximate Area = 1318 sq ft / 122.4 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1587 sq ft / 147.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lowest running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Very energy inefficient - highest running costs		
England & Wales		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Symonds & Sampson. REF: 1205681



Blandford/DJP/October 2024



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