



8 Charlton Manor, Charlton Marshall, Blandford Forum,

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Charlton Marshall
Blandford Forum
DT11 9NY

A spacious and versatile home boasting generous accommodation throughout, sitting on a corner plot with parking for multiple vehicles and an integral double garage.



- Corner plot
- Situated in a private road
- Substantial parking & a double garage
- Spacious and versatile accommodation
- Triple aspect kitchen breakfast room
 - Wrap around garden
- Several decking areas for outside dining
 - Close to village amenities

Guide Price £775,000
Freehold

Blandford Sales
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ACCOMMODATION

Upon entry there is a large and welcoming hallway with a part vaulted ceiling providing access to all the principal rooms. The heart of the home is the triple aspect kitchen/breakfast room, which overlooks the wrap around garden. The kitchen area comprises of a range of wall and base units with a feature island set with a stone top with stools underneath for informal dining. Included is a ceramic sink, freestanding range style cooker, extractor, integrated fridge with freezer shelf. The breakfast area is currently arranged with a six seater table and chairs with a feature triple pendant light fitting. French doors lead to a covered decking area and provide access to the garden. The formal dining room is currently arranged as games room and leads to the generous sitting room, benefitting from a wood burner set on a stone hearth with a floating wooden mantelpiece and French doors to the garden. The ground floor includes two large double bedrooms with one ensuite shower room, one of the rooms is currently used as a home office. Completing the accommodation is a cloakroom and a utility room, comprising of wall and base units, sink and space for white goods, with an integral door to the double garage.

The master bedroom is a generous room with an ensuite comprising of a bath, separate shower, basin and w.c. The fifth bedroom has been repurposed as a dressing room but could revert back to a single bedroom. A further double bedroom enjoys a dual aspect and is serviced by the family bathroom comprising of bath, separate shower, basin and w.c.

OUTSIDE

The property is entered via electric gates providing a good degree of privacy and security. The driveway is brick paved with parking for multiple vehicles and provides access to the integral double garage with electric doors. The garden is to the front and side of the dwelling with an established hedgerow providing a natural boundary with a high degree of privacy. The garden is laid to lawn, and includes well stocked flower beds, feature trees including a palm tree. The garden provides several vantage points to sit and enjoy the sunshine, including a covered decking area from the front door to the French doors in the kitchen and a further larger decking area towards the rear boundary. Also included is a wooden potting shed and a greenhouse and an outside tap.

SITUATION

Charlton Marshall is a village set some 2 miles from the market town of Blandford. There are local facilities including a public house, village hall and parish church. Blandford Forum is an interesting Georgian market town with a range of shopping, commercial and sporting facilities. The larger towns of Poole (11 miles approx.) and Bournemouth (17 miles approx.) offer a wide range of facilities as well as mainline railway stations to London Waterloo. There is a bus service from Charlton Marshall to both of these centres. The coast can be reached within a thirty minute drive (approx.). There is an excellent range of education within the area to include Bryanston School and The Blandford School. Primary education can be found within Blandford Forum.

DIRECTIONS

[what3words///mulled.skyrocket.blogs](https://www.what3words.com/mulled.skyrocket.blogs)

SERVICES

All mains services. Gas central heating.

MATERIAL INFORMATION

Dorset Council 01305 211 970

Council tax band F

EPC C

There is mobile signal 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>

Agents note - there is shared private driveway (maintenance £50 per annum) with neighbouring properties and a pedestrian gate to the Bournemouth Road providing quicker access to village amenities.

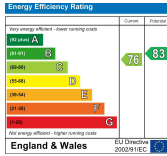


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Approximate Area = 2191 sq ft / 203.5 sq m
 Limited Use Area(s) = 140 sq ft / 13 sq m
 Garage = 258 sq ft / 23.9 sq m
 Summer House = 84 sq ft / 7.8 sq m
 Total = 2673 sq ft / 248.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1231060



Blandford/DJP/Feb 2025



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