

Symonds
& Sampson



Chesterfield
Spetisbury, Blandford Forum,

Chesterfield

Spetisbury
Blandford Forum
DT11 9DF



- Village location
- Land included, two acres in all
- Good road links to Blandford & Wimborne
 - Stable & three outbuildings included
 - Kitchen breakfast room
- Feature master bedroom with built in storage

Guide Price £800,000

Freehold

Blandford Forum Sales
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ACCOMMODATION

Chesterfield is a versatile home sitting on a generous plot and includes a landscaped rear garden, working garden/allotment and a paddock, totalling just over two acres in all. The current owners have extended the house to create a larger dwelling and cultivated and landscaped the land to create a truly unique property. The heart of the home is generous kitchen/ breakfast room which enjoys views overlooking the land and garden. Arranged with white wall and base units set with a counter top and a breakfast bar for informal eating and drinking. Included is a butlers sink, double electric oven and a gas hob. A large utility room provides further storage including wall units and a sink. A lobby with coat and boot rack leads to the rear garden. There is a formal dining room with a fireplace and a separate cosy dual aspect sitting room and brick fireplace set with a wood burner. Completing the ground floor is a shower room.

The master bedroom is accessed via the fourth bedroom, which is currently used as an exercise room (but this could be altered to create two independent rooms), the sleeping area enjoys a large floor area with a range of built in furniture. The second bedroom is situated to the front of the house, enjoying a dual aspect and includes a range of built in storage. The third bedroom is currently arranged as a study. The family bathroom comprising of a white suite including bath, basin and w.c. There is scope for an ensuite to be created in the master bedroom, subject to relevant permissions.





OUTSIDE

The property is approached by a metal gate leading to a gravel driveway providing parking for multiple vehicles and access to two of the outbuildings. The largest outbuilding is supplied with electric lights and sockets. The varied rear garden has been tastefully landscaped with interesting and well stocked beds with a patio for outside dining. A summer house, a feature pond and a stone path leads to a small orchard at the rear boundary. The current owners have created a separate working garden, which includes a fenced area for chickens, together with an allotment and polytunnel for growing fruit and vegetables. The land



continues to a good size and level paddock, which is ideal for a horse or livestock, bound by established hedgerows, trees and stream, included is a wooden stable. There is vehicle access to the paddock directly from the road and rear access to a public bridleway.

SITUATION

Spetisbury village is situated on the banks of the River Stour, 3 miles from Blandford, 10 miles from Poole and Wimborne 7 miles. Local amenities include Parish Church and Primary School. Sporting facilities are varied with Golf at the Ashley Wood Golf Course, racing at Salisbury and

sailing at Poole. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the



A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

There is mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

DIRECTIONS

What3words:///snail.bathtubs.dining

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

SERVICES

Mains electric, water, drainage and gas central heating.
Council Tax - D
EPC - C

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

Spetisbury, Blandford Forum

Approximate Area = 1568 sq ft / 145.6 sq m

Outbuildings = 348 sq ft / 32.3 sq m

Total = 1916 sq ft / 177.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	81
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1247608

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