

Symonds
& Sampson



2 Augustan Avenue, Shillingstone, Blandford Forum, Dorset

2 Augustan Avenue
Shillingstone
Blandford Forum
DT11 0TX

A spacious and versatile house boasting over 1,800 sq feet of accommodation, close to village amenities and outside space.



- Spacious accommodation throughout
- Wonderful views of surrounding countryside.
- Modern kitchen dining room with utility room
 - Sitting room with feature fireplace
 - Four generous bedrooms
 - Ensuite and family bathroom
 - Garden
 - Garage in a block
 - Close to village amenities
 - Open countryside nearby

Offers in Region Of **£450,000**
Freehold

Blandford Forum Sales
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ACCOMMODATION

Upon entry to the home there is a large hallway with a generous storage cupboard and under stairs storage. The sitting room is a light room with French doors leading to the garden with a wood burner set on a stone hearth with a floating wooden mantle piece as the focal point to the room. The heart of the home is the spacious kitchen dining room, which flows to the conservatory arranged as an additional sitting room overlooking the rear garden. The kitchen area consist of modern gloss wall and base units, set with a dark granite work top, there is a central island with feature pendant lights above. Included is a double electric oven, gas hob with extractor over, wine fridge, dishwasher and sink. The kitchen is serviced by a utility room, housing base units set with a counter top and sink, with space for white goods underneath. The dining area is currently arranged with a six seater dining table and chairs. Completing the ground floor is a cloakroom with basin and w.c.

Rising to the first floor, there is a generous sitting room with a wonderful bay window, flooding the room with light benefitting from views of the village and surrounding countryside. Currently arranged with a sofa and decorative fireplace. This leads to the master bedroom, which is a very generous room, accommodating a king size double bed with a comprehensive range of built in wardrobes and

served by an ensuite. The fourth bedroom is situated on this level, currently arranged as an office but would accommodate a small double bed. Rising to the second floor, the second and third bedrooms are good sized rooms accommodating a king size bed. The family bathroom is fully tiled with a feature port hole window, consisting of a white suite of bath with hand held shower, basin and w.c.

OUTSIDE

The front garden is laid to lawn and interspersed with established bushes and plants. The rear garden is mainly laid to lawn with a stone patio adjoining the house from the conservatory. A rear gate leads to the garage and parking area.

SITUATION

Shillingstone benefits from a real village community. The Church Centre also operates as a part-time Post Office, café, and computer workshop. The village also has a garage serving petrol and small shop, a Co-Op mini mart, public house, village hall, primary school and children's play areas. There are a number of bridleways and footpaths over the surrounding glorious countryside, with some of the best walking and riding right on the doorstep including the North Dorset Trailway. The area is renowned for some excellent schools including Clayesmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford and the

Sherborne Schools, together with very good state schools at Blandford and Sturminster Newton. The larger centres of Poole, Dorchester and Salisbury are all about 20 miles away. Trains to London Waterloo from Salisbury takes about 1 hours 30 mins.

DIRECTIONS

From the centre of Blandford, drive along Salisbury Street and take the left hand fork on to White Cliff Mill Street, at the top of the road turn left on to the Milldown Road and continue for 1.1 miles. Turn left on to the A350 and continue for 0.9 of a mile, at the traffic lights turn left over the bridge on to the A354, continue for 2.6 miles and turn left on to Augustan Avenue, the property can be found on the right hand side.

SERVICES

Mains gas, electric, water and drainage.

Council tax band E

Broadband - Ultra & Superfast broadband is available.

Mobile phone coverage - Network coverage is likely both indoors and out, except Vodafone data indoors.

(Information from <https://www.ofcom.org.uk>)

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



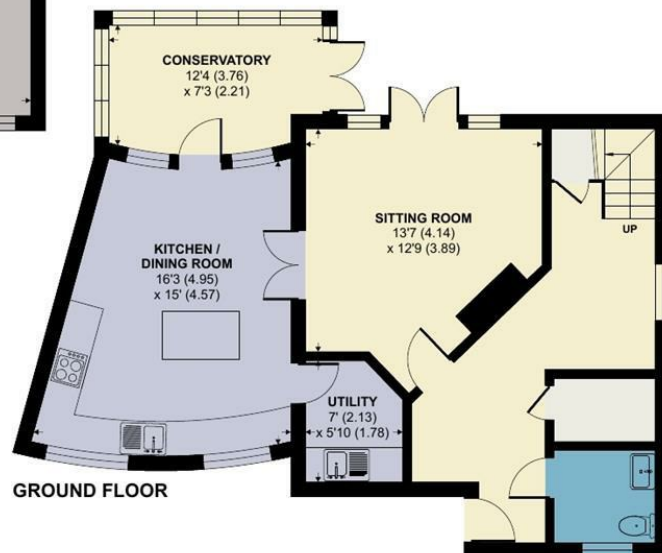
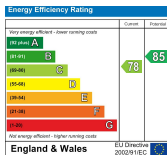
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Approximate Area = 1838 sq ft / 170.7 sq m

Garage = 162 sq ft / 15 sq m

Total = 2000 sq ft / 185.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1119508



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