



Comptons

Tarrant Launceston, Blandford Forum, Dorset

Comptons

Tarrant Launceston
Blandford Forum
Dorset DT11 8BY

A modernised chalet style home with a sunny garden backing on to open countryside with a stylish kitchen dining room offered to the market with no onward chain.



- No onward chain
- Beautiful village location
 - Sunny rear garden
 - Kitchen dining room
- Sitting room with wood burner
 - Three good sized bedrooms
- Modern bathroom with shower & bath
 - Backing on to open countryside
- Good road links to Blandford & Salisbury

Guide Price **£585,000**

Freehold

[Method of Sale if NOT Private Treaty.]

Blandford Sales
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ACCOMMODATION

Comptons is a deceptive home which has been renovated throughout by the current owners. The heart of the home is the modern kitchen/dining room, which boasts views of the landscaped rear garden and farmland beyond. The kitchen comprises of a range of green wall and base units, set with a stone counter top and recessed sink. Included is a built in fridge /freezer, and dishwasher with space for a range style cooker. The dining area has built in storage with French doors leading to the rear garden. The sitting room enjoys a triple aspect flooding the room with light, a wood burner set on a stone hearth with a floating mantle piece is the focal point of the room. Completing the ground floor is a modern cloakroom and utility room arranged with wall and base units, counter top with ceramic sink with space underneath for washing machine and tumble dryer.

Rising to the first floor, the master bedroom includes a comprehensive range of built in wardrobes. The second and third bedrooms both have elevated views of the rear garden and farmland. The family bathroom is fully tiled with grey stone tiling, comprising of a white suite bath, double walk in shower cubicle, basin and w.c.

OUTSIDE

The property is approached by a gravel driveway with

parking for several vehicles providing access to a car port and garage with light and power. The front garden is laid to lawn with an established tree set in the middle, colourful borders and the plot is bound by a hedgerow. The rear garden enjoys wonderful views of surrounding farmland, a large millboard deck adjoins the property which is ideal for outside dining. The garden is mainly laid to lawn with several colourful flower beds, pond, summer house with power and a garden shed. There is a further millboard decking area with seating at the bottom of garden to enjoy the views beyond the boundary.

SITUATION

Tarrant Launceston is an unspoilt hamlet, one of eight that take their name from the River Tarrant. It is a designated area of Outstanding Natural Beauty and within the conservation area. Located well away from main roads in a predominantly arable farming area, the neighbouring village of Tarrant Monkton has a Church and public house/restaurant. The Georgian market town of Blandford Forum is approx 7 miles.

DIRECTIONS

What3words - unsightly.blur.wants

SERVICES

Mains water and electric, oil fired central heating, septic tank drainage.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211970

EPC - E

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

[https://www.ofcom.org.uk/phones-telecoms-and-](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker)

[internet/advice-forconsumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker)

Please refer to the government website for more details.

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



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
100-155 kWh/m ² A		80
90-100 kWh/m ² B		
80-90 kWh/m ² C		
70-80 kWh/m ² D		
60-70 kWh/m ² E		
50-60 kWh/m ² F		
40-50 kWh/m ² G		
Below 40 kWh/m ² Below Minimum Standard		
England & Wales		
EPC Version 10		

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Approximate Area = 1176 sq ft / 109.3 sq m

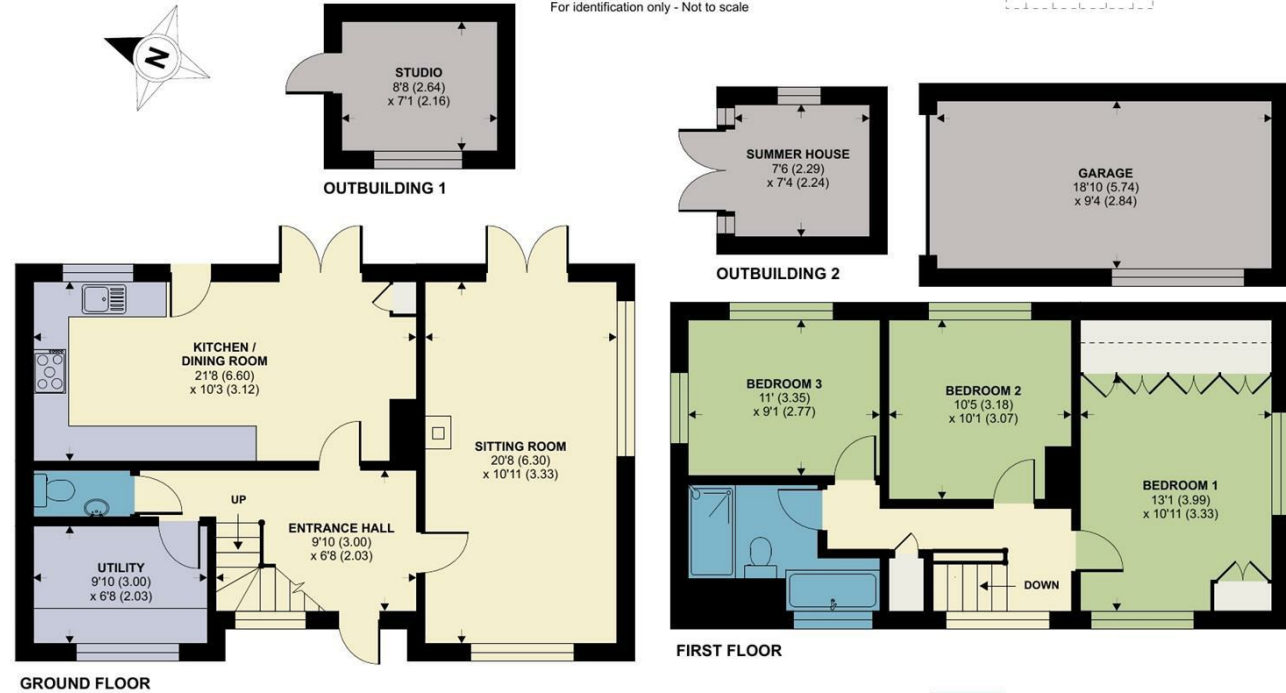
Garage = 180 sq ft / 16.7 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 1477 sq ft / 137.2 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). © ntrchem 2024. Produced for Symonds & Sampson. REF: 1165361



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