

Ground Floor
Approx 66 sq m / 709 sq ft



First Floor
Approx 48 sq m / 516 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

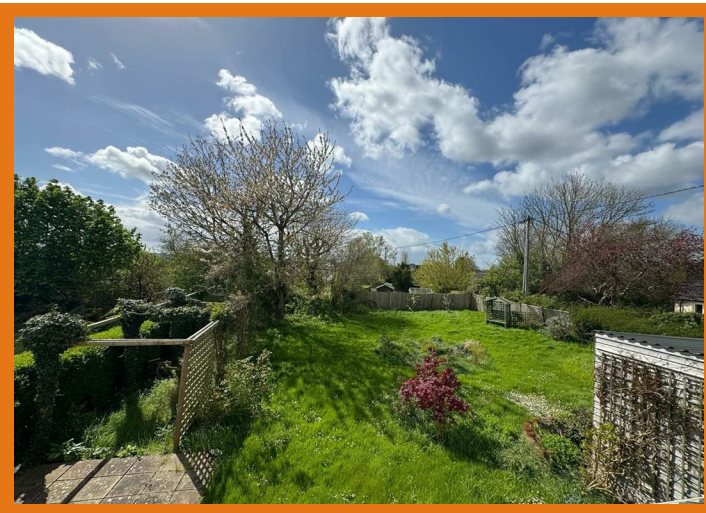


Longdown
Thornford

Guide Price
£315,000

An opportunity to purchase a well proportioned semi detached family home, enjoying rural views from the first floor and set good sized grounds, with three generously sized bedrooms and presented to the market with the bonus of no onward chain. The property lies on the fringe of the sought after and well served village of Thornford, which boasts a general store with post office, public house, primary school and Norman church. There is also a village hall and recreation grounds, which host many types of events plus a train station with service to Bristol and Weymouth and choice of both independent and state schools in Sherborne. The property provides comfortable, well laid out accommodation with scope to update and change to one's own taste and design, as and when required. The garden also offers a blank canvas to landscape to one's own choice. The property benefits from LPG central heating to radiators and has uPVC double glazing throughout. This lovely property will satisfy many potential buyers' needs and would certainly make a great first time or growing family home and must be viewed to really appreciate what it has to offer, both for the inside and outside, as well as the location within this desirable village. Please note, the property is subject to a section 157 - please call the office for more information.

In brief, the ground floor accommodation consists of useful porch, inviting entrance hall, nicely proportioned sitting room with sliding door to the conservatory. There is also a good sized combined kitchen and dining room, fitted with plenty of kitchen units and some built in appliances plus a combined utility and cloakroom. On the first floor there is the bathroom and three generously sized bedrooms, all with a degree of rural outlook. Outside, there is off road parking for three cars, garage/workshop and large garden.



ACCOMMODATION

Ground Floor

Porch and Entrance Hall*

Part glazed uPVC front door with full height window to one side opens into a useful porch. Coat hooks. Tiled floor. Paned glass door to the:-

Entrance Hall - Ceiling light. Smoke detector. Radiator. Telephone point. Stairs rising to the first floor with window to the front and white panelled door to the utility/cloakroom and paned glass doors to the kitchen/dining room and to the:-

Sitting Room

Window to the front aspect. Ceiling light. Coved. Radiator with mantelpiece above. Power points. Television connection. Sliding patio door to the:-

Conservatory

Of uPVC double glazed and brick wall construction with pitched roof. High level window to the side, windows overlooking the rear garden and double doors opening to the rear garden. Ceiling light with fan. Power points. Tiled floor. Paned glass door to the:-

Kitchen/Dining Room

Kitchen Area - Window with tiled sill overlooking the rear garden. Ceiling light. Part wood panelled walls. Power points. Fitted with a range of floor and eye level cupboards and separate drawer unit with cutlery and deep pan drawers. Generous amount of wood effect work surfaces with tiled splash back and one and half bowl stainless steel sink and drainer with mono tap. Built in double electric oven with storage cupboards above and below. Space and plumbing for a dishwasher. Space for a fridge/freezer. Ceramic hob with extractor hood above. Tiled floor.

Dining Area - Part glazed doors to the side - one to the drive and the other to the side and rear garden. Ceiling light. Central heating programmer. Radiator. Power points. Two built in storage cupboards. Tiled floor.

Utility and Cloakroom

Utility Area - Obscured glazed window to the side elevation. Ceiling light. Carbon monoxide detector. Wall mounted LPG combination boiler. Coat hooks. Part wood panelled walls. Radiator. Power points. Space and plumbing for a washing machine. Vinyl flooring. Opens to the:-

Cloakroom - Obscured glazed window to the front elevation. Ceiling light. Low level WC. Part wood panelled walls. Radiator. Wall mounted wash hand basin. Vinyl flooring.

First Floor

Landing

Stairs rise and curve up to a galleried landing with window to the front, enjoying a partial countryside view. Ceiling light. Smoke detector. Access to the loft space. Power pints. Built in cupboard fitted with shelves. White panelled doors to the bedrooms and bi-folding door to the bathroom.

Bedroom One

Windows to the side with countryside views and window overlooking the rear garden with partial rural view. Ceiling light.

Radiator. Power and telephone points. Recess fitted with shelves.

Bedroom Two

Window with outlook over the rear garden and countryside nearby. Ceiling light. Radiator. Power points. Built in wardrobe with hanging rail and shelf.

Bedroom Three

Window to the front with a partial rural outlook. Ceiling light. Radiator. Power points.

Bathroom

Obscured glazed window to the side elevation. Ceiling light. Coved. Tiled walls. Heated towel rail. Fitted with a suite consisting of bath with electric shower over and folding screen, low level WC with bathroom cabinet above and pedestal wash hand basin with mirror above and storage cupboards to either side. Tiled floor.

Outside

Garage/Workshop and Parking

The property is approached over a shared tarmac drive to the property's own parking where there is space to park two to three cars or boat/caravan storage. Double timber gates open to the garage/workshop, which has a door to the side and window to the rear. To either side of the garage there are gates that open to the rear garden.

Rear Garden

The large rear garden is mostly laid to lawn with a paved seating area to the rear of the property where there is also an outside tap. To one side of the garden there is a "pergola walk" that is laid to gravel. The rest of the garden is interspersed with trees and shrubs. There is plenty of scope to design to one's own landscaping choices.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

uPVC Double Glazing

LPG Central Heating

Mains Drainage

Freehold

No Onward Chain

The property is subject to a section 157 - please call the office for more information.

Directions

From Sherborne

At Sherborne head towards Yeovil. At the second set of traffic lights turn left towards Dorchester onto Horsecastles Lane. At the junction turn right to Dorchester and proceed up the hill. Take the next turning right - signposted to Yetminster and Thornford. At Thornford continue through the village, passing the shop and take a right turn into Longdown, where the property will be found on the left hand side. Postcode DT9 6QJ

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.