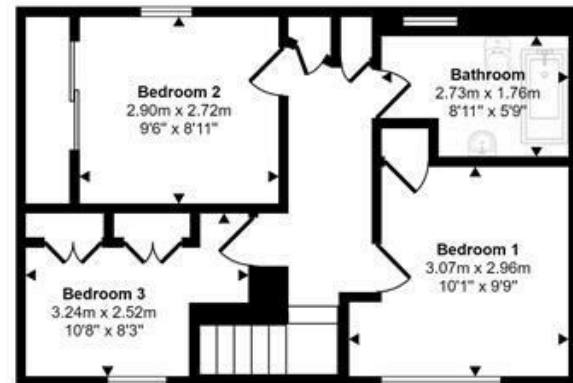




Ground Floor  
Approx 68 sq m / 730 sq ft



First Floor  
Approx 41 sq m / 437 sq ft

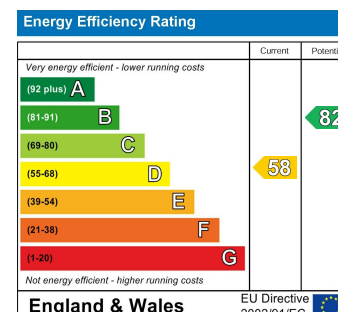


Outbuilding  
Approx 6 sq m / 64 sq ft

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



## Lanchards Blandford Forum

Guide Price  
£465,000

Surrounded by some fabulous countryside is this charming end of terraced cottage boasting ample living and outside space and enjoying a tranquil lane side position on the fringe of this desirable and sought after village. Shillingstone has a range of facilities, which include a primary school, public house, petrol station with shop plus a Co-op convenience store. There is also the Trailway with the old railway station and café plus a large seven acre recreation ground and a primary school. The village lies 4 miles from the market town of Sturminster Newton and 6 miles from Blandford Forum in the opposite direction.

The property enjoys a fabulous rural outlook over Okeford Hill without the feeling of isolation. Owned by our vendors for almost fifty year, this home blends traditional cottage and contemporary living at its best. The sitting room provides a bright and spacious room with outlook down the lane and a cosy retreat for autumn and winter evenings with the wood burner. The large sun room has double glazed sliding doors leading out onto the garden and provides a great daytime haven as well as a terrific place for family and friends to gather - where lifetime memories may be made. This delightful home is ready to move into - beautifully presented and well maintained - all that you need to do is decide where to place your furniture, then settle into your new life in this peaceful location. There is also an added bonus of a Shepherds Hut in the garden.

A viewing is vital to truly appreciate the well laid out and well proportioned accommodation, as well as the outside space, which offers plenty of room for play and entertainment, as well as being easy to maintain but also to appreciate the special position.



**Inside**

**Ground Floor**

The front door opens into a useful porch with with storage cupboard. Leading into the sitting room and sun room plus stairs rising to the first floor with storage cupboard under. The sitting room boasts an exposed stone wall, a window to the front which enjoys a view down the lane and a fireplace with wood burner. To the rear there is a spacious 'on trend' sun room with sliding patio doors leading to the rear garden. A perfect space to relax and appreciate the lovely far reaching rural views.

The kitchen/ dining area is fitted with a range of wood fronted units consisting of floor and eye level cupboards. There are plenty of work surfaces with tiled splash back and sink and drainer. In addition, there is space for an under counter fridge and freezer. Eye level integrated electric double oven. Integrated gas hob.. Leading from the kitchen there is also a secondary entrance hall which has tiled floor, storage cupboard. Access also to the downstairs cloakroom which as an electric shower, loo and space and plumbing for a

washing machine.

**First Floor**

From the landing there is and access to the part boarded loft space. Airing cupboard with shelving housing the immersion tank. Another cupboard housing the gas central heating boiler. Of the three bedrooms, two are double sized, have built in wardrobes and all boast fabulous countryside views. There is also a bathroom, which is fitted with a modern suite consisting of pedestal wash hand basin with tiled splash back, low level WC with dual flush facility and bath with mixer tap and full height tiling to the surrounding walls.

**Outside**

**Parking**

Through wooden double gates to the side of the property there is a generously sized drive. Please note the vendors are having the drive repaved. Garage with light and power.

**Garden**

Just under a quarter of an acre, private, mostly laid to lawn boarded by shrubs

and flower beds. Views over Okeford Hill. Pond, vegetable patch, woodstore, greenhouse, two useful timber sheds with light and power. Nestled along one of the borders is a Shepherds Hut.

The Shepherds Hut- Perfect for guests or a space to relax, steps lead up onto small deck area. Stable door, wooden floors and wood burning stove.

**Useful Information**

- Gas central heating
- Septic tank - shared with the neighbouring property
- New block paved driveway being done
- EPC- TBC
- Council Tax Band- C

**Directions**

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. After about 5 miles you will arrive in the village of Shillingstone. Take a turning right, after the school onto Poplar Hill. This becomes Lanchards where the cottage will be found on the left.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.