



4 Blandford Hill, Winterborne Whitechurch, Dorset, DT11 0AE









**A unique opportunity to purchase this semi detached cottage, having been completed refurbished yet retaining original character features. The property is offered to the market with NO FORWARD CHAIN.**

4 Blandford Hill offers flexible living, with the original cottage offering a three bedroom home and a newly refurbished rear to the property that could be treated as an annexe.

The living room has an open fireplace and dual aspect windows providing an abundance of natural light, with stairs to first floor.



The kitchen has a range of base and wall units providing cupboard and drawer storage, newly laid flagstone being a particular feature of this room.

To the rear, there is a downstairs shower room, an open space perfect for a desk and the stand out room in this property is the snug/games room/lounge with a wood burner and doors leading to the rear garden.

Upstairs are three good sized bedrooms, with bedroom one having a feature fire place.

The bathroom has a low level WC, panelled bath and a separate shower enclosure.



Externally the property offers parking for 3 cars to the front, with the area being completely laid to shingle.

To the rear is a good sized lawned garden, with a patio area adjacent to the rear of the property.

**Entrance Hall**

**Sitting Room 14'6" (4.42m) x 12'11" (3.94m)-**

**Kitchen/Dining Room 19'7" (5.97m) x 8'4" (2.54m)-**

**Utility Room**

**Shower Room**

**Snug 20'1" (6.12m) x 19'9" (6.02m)-**

**First Floor Landing**

**Bedroom 1 13'2" (4.01m) x 9'9" (2.97m)-**

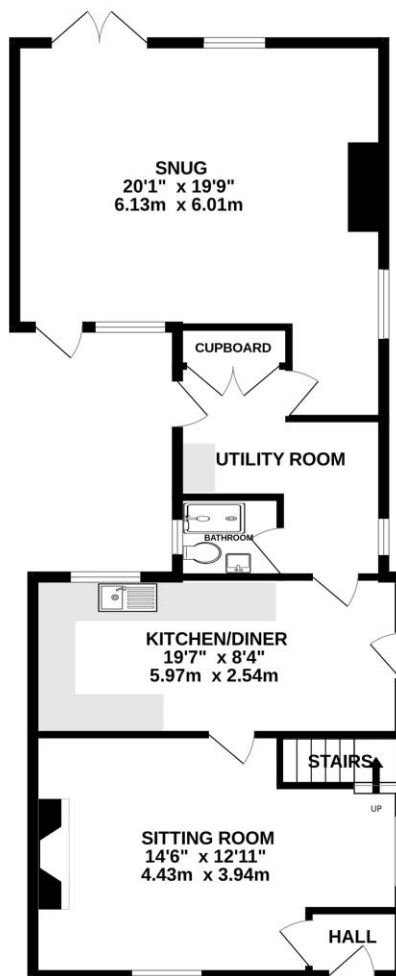
**Bedroom 2 9'9" (2.97m) x 9'5" (2.87m)-**

**Bedroom 3**

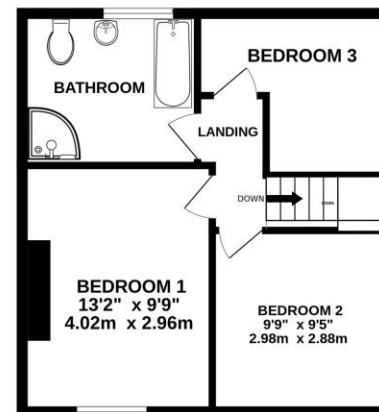
**Bathroom**

**£465,000 Freehold**

GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600