

H·A·M·B·L·E·D·O·N



21 The Street

Sutton Waldron, Blandford Forum, Dorset

£349,950

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Sutton Waldron  
Blandford Forum  
Dorset  
DT11 8NZ**

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Peaceful Village Location | Two Double Bedroom Cottage | Beautiful Garden | Good Order Throughout | Close To Countryside Walks

21 THE STREET is a charming two double bedroom Georgian terrace cottage built of red brick elevations under a tiled roof. The cottage has undergone a series of renovations and improvements in recent years to present a cosy yet spacious home presented in good decorative order throughout.

The accommodation comprises of two double bedrooms, a snug sitting room, kitchen diner and family bathroom all retaining many character features including cast iron fireplaces, exposed beams and original wooden latch doors. The gardens are a beautiful feature of the property extending to approximately 70 ft of mature, well kept lawns interspersed with flowering plants, shrubs and trees offering colour and interest throughout the seasons.

The property is located in the peaceful North Dorset village of Sutton Waldron which is conveniently located between the larger towns of Shaftesbury and Blandford offering breathtaking countryside walks right on the door step.

Simply must be viewed to be appreciated!



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**APPROACHED** from the lane through a small metal gate onto a red brick path leading to a part glazed wooden front door opening into:

**SITTING ROOM ( 12'4 x 12'10 )** A light and airy room with character features including an exposed wooden beam and original cast iron fireplace with slate hearth . The room has been recently re-carpeted and re-decorated with a double glazed casement window to front aspect. Ample power points, recently updated wall mounted electric heater, part glazed wooden door leads into:

**KITCHEN DINER ( 17' x 10'9 )** Is of impressive proportions with ample space for a dining table and chairs. The kitchen is fitted with a range of bespoke wooden wall and floor cabinets, drawers and trim with wooden worktops and counters, under counter space and plumbing for a dish washer and washing machine, space for a free standing electric oven, inset stainless steel sink and drainer, space for a tall fridge freezer, tiled splash backs, terracotta tiled flooring, small cupboard on the wall housing the electric consumer unit, power points with USB adaptors, UPVC double glazed window to rear aspect, under stairs cupboard, stairs to first floor. UPVC double glazed door leads out to:

**LEAN TO:** A useful addition of glazed UPVC construction on a concrete base with power points, outside tap and incredibly handy for drying clothes in all weathers.

**LANDING:** Stairs rise from the ground floor to an open landing with attractive wooden latch doors to further rooms.

**MASTER BEDROOM ( 12'5 x 10'4 )** A good sized double bedroom with a wooden double glazed

casement window to front aspect, new wall mounted electric heater, wall lights, ample space for free standing furniture, chimney breast with cast iron fireplace and tiled hearth, ample power points with USB adaptors.

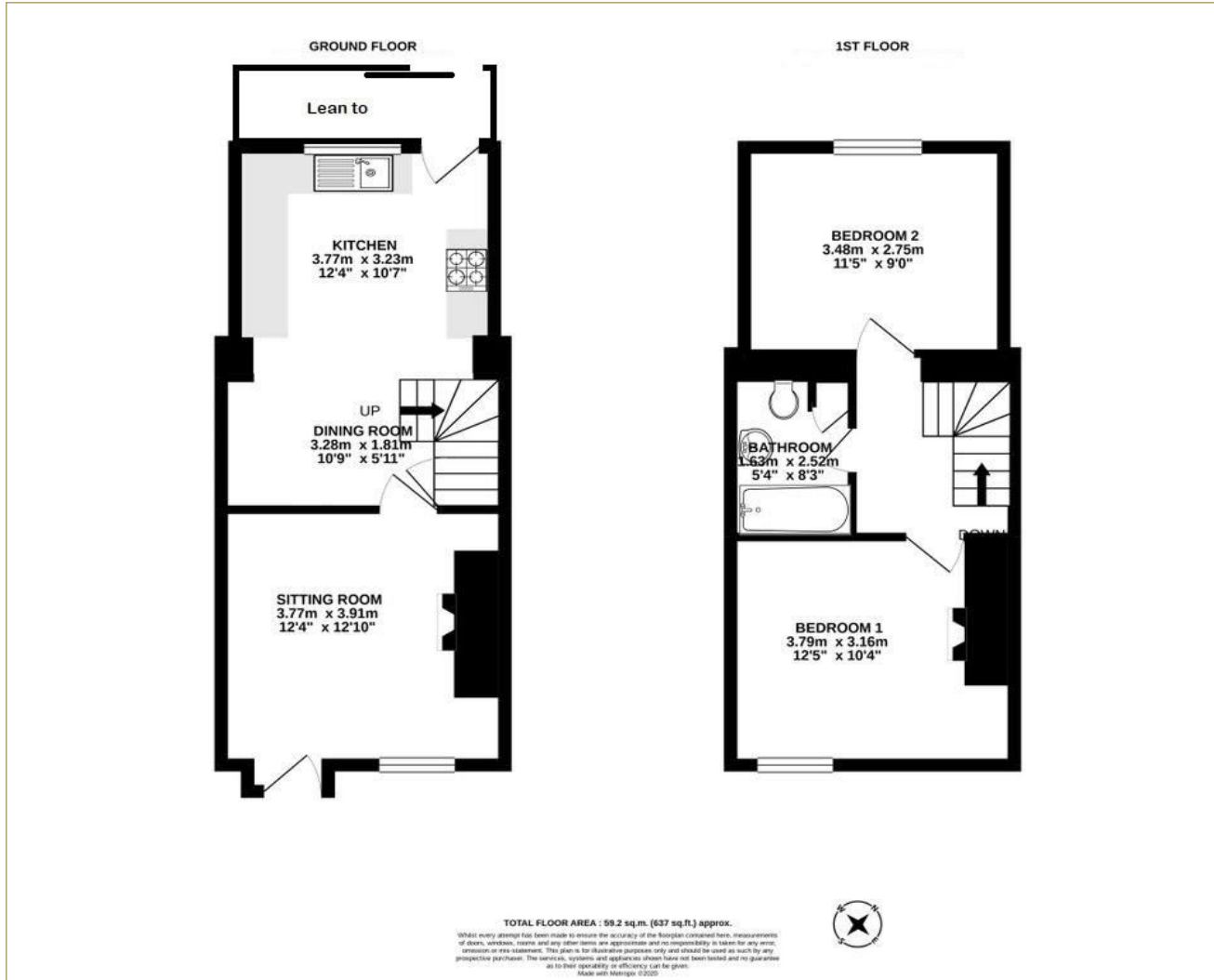
**BEDROOM TWO ( 11'5 x 9' )** Another double bedroom with UPVC double glazed window to rear aspect enjoying a pleasant outlook over the rear garden and countryside beyond, new wall mounted electric heater, ample power points, loft hatch.

**FAMILY BATHROOM:** A modern white suite comprising of a panel enclosed bath with wall mounted 'Aqualisa' power shower, low level wc, pedestal wash hand basin, fully tiled walls, wooden flooring, extractor fan, airing cupboard with wooden shelving and housing the hot water cylinder.

**REAR GARDEN:** The rear garden is a truly delightful feature of the property extending to approx 70ft of established lawns interspersed with flowering plants including roses and foxgloves, shrubs and trees providing colour and interest throughout the seasons. Bordered by timber panel fencing and mature hedgerows the garden continues through a pretty patio and wooden pergola seating area to a second area of lawn with a new custom built cedar wood shed, bricked herb garden and at the far end a paved patio area taking in wonderful views across the neighbouring fields and countryside beyond.

**SERVICES:** Mains drainage, electric, water, wifi, TV and telephone.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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