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Berwick Cottage
Farnham, Blandford Forum, Dorset
Asking Price £850,000

Berwick Cottage

Farnham

Dorset

DT11 8DE

High Specification Accommodation | Three Double Bedroom Detached Thatched Cottage |
Desirable Village Location | Double Garage & Parking

BERWICK COTTAGE is a truly fabulous property built IN 1998 of rendered brick elevations under a thatched roof that has been recently extended and improved by the current owner. Occupying the centre of a generous plot, Berwick Cottage is located in Farnham, being one of the most highly sought after villages in Dorset that boasts blissfully quiet surroundings and benefits from being walking distance to both countryside walks and The Museum Inn.

The accommodation comprises of three large double bedrooms with the master enjoying a walk in dressing room and an en-suite shower room, family bathroom, sitting room, dining room, cloakroom and an impressive recently modernised kitchen family room. The house further benefits from a large double garage with off road parking, sunny and secluded gardens with a detached garden studio and no onward chain.

This property must be viewed to be fully appreciated!!



APPROACHED from the lane through a wooden gate under a pretty rose arch to a paved pathways through the front garden to a wooden part glazed front door opening into:

ENTRANCE HALL: A light and spacious reception area with solid wooden flooring, wall lights, radiator, central heating thermostat, under stairs cupboard, doors to further rooms, stairs to first floor.

CLOAKROOM: A modern white suite comprising of a low level wc with concealed cistern, wash hand basin sat atop a useful bathroom storage cabinet

SITTING ROOM (19'5 x 13') Is of generous proportions with good ceiling height, a red brick fireplace with a tiled hearth housing an electric wood burner creates a cosy focal point, dual aspect UPVC double glazed windows to front and rear, ceiling beam, radiator, TV point.

DINING ROOM (13'2 x 10'4) A good sized reception room currently serving as a dining room but could also be a fantastic home office or study if desired. Polished limestone flooring, radiator, UPVC double glazed window to front aspect overlooking the gardens and a UPVC glazed door opening to the outside, wall lights.

KITCHEN BREAKFAST ROOM (27' x 13'7) An incredibly impressive room that incorporates the original kitchen space and a recent extension to create a large and contemporary room that has been fitted with matching shaker style painted wooden wall and floor cabinets, drawers and trim with solid quartz work tops and counters, inset stainless steel sink with swan neck mixer tap and water softener, inset four ring 'Neff' induction hob with quart splash backs and extractor fan over, mid height 'Miele' double electric oven with warming plate and matching microwave, built in dish washer, space for a freestanding tall fridge freezer, deep pan drawers, fantastic quartz topped kitchen island providing excellent additional storage and breakfast bar, power points with USB adaptors, feature vaulted ceiling with skylights and attractive oak A beam, dual aspect UPVC double glazed windows over looking the rear garden, down lights, polished limestone flooring, UPVC door opens onto the rear garden.

A large archway leads through into an area ideal to serve as a breakfast area or snug seating area with polished limestone flooring, radiator, wall



lights and a useful utility alcove with UPVC double glazed windows to rear aspect housing matching painted wall and floor cabinets with solid quartz worktops, inset china clay sink with chrome mixer tap, built in under counter washing machine, cupboard housing 'Baxi' central heating boiler, door leads into entrance hall.

LANDING: Stairs from the ground from rise to an open mezzanine landing area with a UPVC double glazed window, loft hatch, large airing cupboard with hot water cylinder, radiator.

BEDROOM ONE (13'8 x 13') Is of ample proportions with dual aspect UPVC double glazed windows, radiator, TV point, wall lights, large walk in wardrobe (6'7 x 5'6) with hanging rails space for freestanding chest of drawers. Door into:

ENSUITE SHOWER ROOM: A matching white suite comprising of low level wc with concealed cistern, wash hand basin, glazed corner shower enclosure with wall mounted shower fittings, fully tiled walls and floors, extractor fan, chrome heated towel rail.

BEDROOM TWO (13'2 x 9'7) Another large double bedroom with UPVC double glazed window to front aspect enjoying a pleasant outlook over the gardens and neighbouring countryside, radiator, ample power points.

BEDROOM THREE (10'7 x 9'7) A good sized double bedroom with UPVC double glazed window to rear aspect, radiator. This room could also serve as an ideal office or craft room if desired.

FAMILY BATHROOM: An attractive white suite comprising of a panel enclosed bath with wall mounted shower fittings, low level wc with concealed cistern, pedestal wash hand basin, UPVC double glazed obscure window, fully tiled walls and floor, heated chrome towel rail, inset spot lights.

OUTSIDE: The gardens are a delightful feature of the property being laid predominantly to flat well kept lawns that lie to the front side and rear of the plot. To the immediate front is a section of lawn that's interspersed with flowering shrubs and fruit trees with a paved path flanked by a raised vegetable bed leading to an open metal railing fence with a gate opening into a further section of garden. The second section of garden is also laid to lawn with a fantastic covered wooden open fronted patio/barbeque area, outside



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power points, flagstone patio area, door into garage, outside tap and path leading to rear gate. The gardens enjoy a sunny and sheltered location fully enclosed by mature hedgerows. To the rear corner of the garden is a detached wooden studio with its own paved patio that has a range of possible uses with double glazed doors opening into a fully lined and insulated room, double glazed window looks out onto the garden.

DOUBLE GARAGE (18'8 x 17'9) The garage is of an excellent size with an electric up and door, light, power and useful pitched roof storage, door into the garden. To the front of the garage is ample parking for two large vehicles.

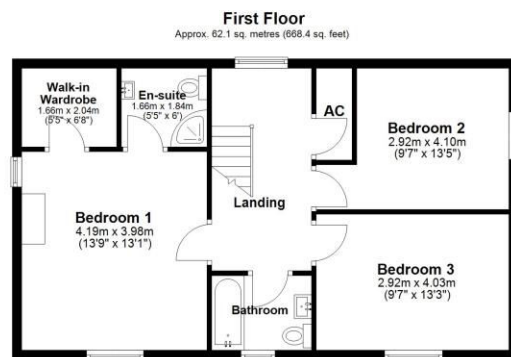
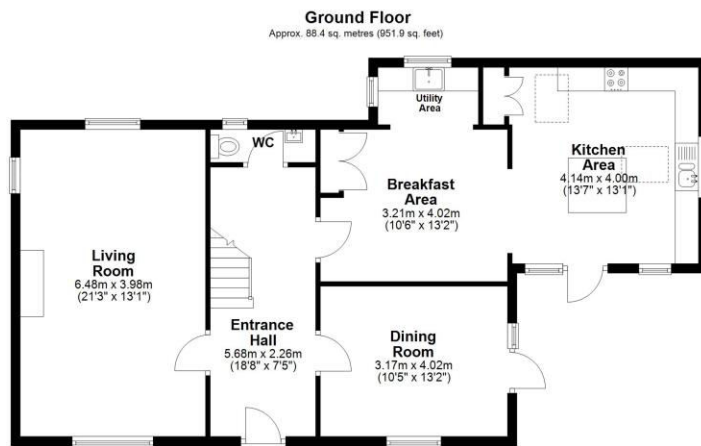
SERVICES: Oil, electric, private drainage, water, TV and wifi.

TENURE: Freehold

Council Tax: F

EPC Rating:





Total area: approx. 150.5 sq. metres (1620.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.
Plan produced using PlanUp.



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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