



Connells

Wessex Avenue
Shillingstone Blandford Forum



Property Description

Shillingstone is a historic village set within the Blackmore Vale and is recorded in the Domesday Book of 1086 as being held under the lordship of Ascelin. Its name is believed to derive from "Eschelling's" or "Ascelin's town." Historically, the village was also known as Shilling Okeford, reflecting its association with the wider Okeford area.

The village once boasted the tallest maypole in Dorset, standing approximately 86 feet high. Shillingstone also was well known for its production of moss, which was transported daily to London's Covent Garden. With the arrival of the railways in 1863 the Station became an important link to Bath and Bournemouth. Today, the former railway route forms part of the North Dorset Trailway.

Accommodation:

Spacious three-bedroom mid-terraced house offering a modern, well-proportioned accommodation.

Ground floor contemporary kitchen with a range of integrated appliances, providing both practicality and a sleek, modern finish. Reception Room is bright and welcoming, with sliding door opening directly onto the rear garden and covered patio. Downstairs cloakroom completes the ground floor.

The first floor has three generously sized double bedrooms with a family bathroom.

The rear garden is wider than average and is private with a decked covered seating area leading on to a lawn making it an ideal space for indoor/outdoor dining or relaxation. To the front, the property benefits from driveway with parking for up to three cars.

Lounge

The lounge has a double glazed window to the front of the property and a double glazed sliding door to the rear of the property. It has a fireplace and two radiators.

Kitchen

The kitchen has a double glazed window to the rear of the property. It has both wall and base units, an integrated hob and an oven, an extractor hood, a one and a quarter bowl sink and drainer, a dishwasher, washing machine and a fridge freezer.

Cloakroom

The cloakroom has a WC, hand wash basin, a radiator and an extractor fan.

First Floor

Landing

The landing has a double glazed window to the front of the property. It gives access to three good sized bedrooms and family bathroom, there is also a loft hatch in place.

Bedroom One

Window to rear which overlooks the rear garden, wall mounted radiator,

Bedroom Two

Window to rear which overlooks the rear garden, carpeted, wall mounted radiator.



Bedroom Three

Window to front, carpeted, and wall mounted radiator.

Bathroom

The tiled bathroom has a double glazed, frosted window to the front of the property. It has a bath with an overhead electric shower, a WC, hand wash basin with a vanity unit, an extractor fan, vinyl flooring and a radiator.

Outside

Front Garden

The front garden has driveway parking for multiple vehicles.

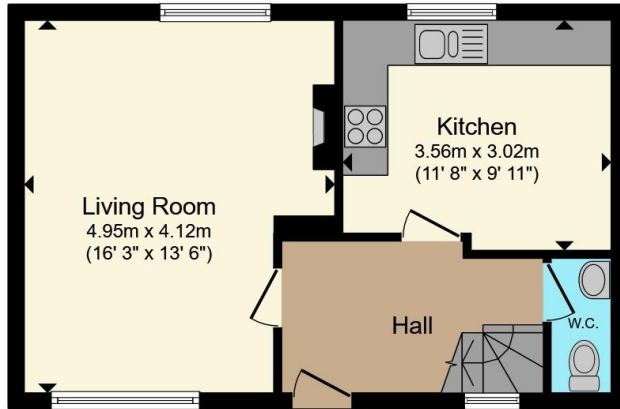
Rear Garden

The rear garden has a decking area and is also laid to lawn. It has fence borders, a shed, an external tap, external light and external plug sockets, a gate with access to the rear as well as a veranda.

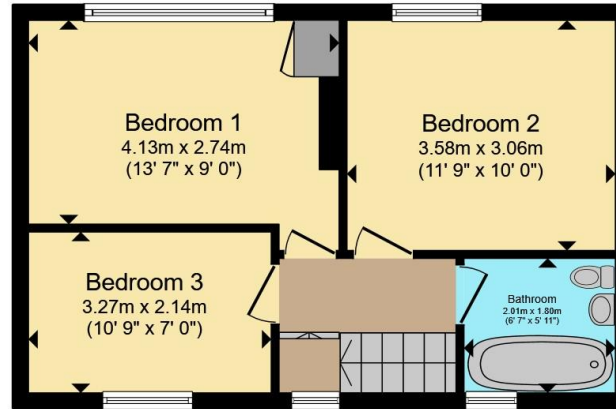
Directions

Time: 10 minutes From Connells Offices travel north along Salisbury Street at the end of Salisbury Street, turn left onto East Street / A350 signposted for Shillingstone. Continue the A350 north for around 4 miles, passing through open countryside. As you enter Shillingstone, slow down and look for Gunn Lane on your left. Turn into Gunn Lane. Take the first left into Wessex Avenue, then first left again, No 10 will be on the right.





Ground Floor



First Floor



Total floor area 77.0 m² (829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax Band C

view this property online connells.co.uk/Property/BLF306535

Tenure: Freehold



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