

Symonds
& Sampson



Simplers Joy

Tarrant Keyneston, Blandford Forum, Dorset,

Simplers Joy

Tarrant Keyneston
Blandford Forum
Dorset
DT11 9JG



- Landscaped gardens
- Countryside views
- Popular Tarrant Valley
- Parking & 2 garages
 - Outbuildings
 - G/Floor bedroom
- Air source heat pump
 - Grade II listed

Guide Price £525,000

Freehold

Blandford Forum Sales
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ACCOMMODATION

Simplers Joy is a character Grade II listed cottage dating back to the 17th century. Originally the house was two separate dwellings, which can be identified by the contrasting sections of thatch and tiled roofing. It is believed that part of the house was once a bakery while the other was a blacksmiths. The sitting room, which is the oldest part of the home boasts a charming inglenook fireplace as a focal point to the room with character beams typical of a Grade II listed house. The room provides access to the conservatory with beautiful views overlooking the rolling countryside of the Tarrant Valley. The conservatory could be arranged as an additional sitting room or an informal dining room. From the sitting room a step leads to the formal dining room which is a good-sized room with a fireplace and wood burner as a focal point with French doors giving access to the terrace. The dining room leads to the kitchen, which comprises a range of cream Shaker style wall and base units set with a natural beech countertop and includes a built-in fridge, freestanding electric cooker, and space for a dishwasher. Steps from the kitchen lead to a utility area. The office is ideal for home working or as a guest bedroom. A family bathroom is situated off the rear lobby. Completing the ground floor a double bedroom with a generous ensuite, which has a double shower cubicle, toilet, basin, and storage cupboards. Upstairs there are two further double bedrooms, both with commanding views over the surrounding countryside and a family bathroom, comprising bath with shower over, toilet and basin.

OUTSIDE

From the back door there is a courtyard with covered way providing access to the boiler room with storage and a laundry room with immersion heater, airing cupboard and space for a washing machine and tumble dryer. The backyard gives access to two single garages. The garden is very wide and has been beautifully landscaped with well stocked and colourful planting. The terrace is an ideal vantage point for alfresco dining whilst admiring the view. Steps lead down to a lawn set with a pond and large flower borders. The garden continues to the side of the property with further areas laid to lawn, culminating in a kitchen garden with vegetable beds and established fruit trees and bushes., greenhouse and shed for logs.





SITUATION

Tarrant Keyneston forms part of the Tarrant Valley which lies to the eastern side of Blandford Forum. The Tarrant Valley follows the line of the River Tarrant on the western fringe of the Cranborne Chase. The village itself has a Parish Church and public house and lies approximately 4 miles south east of Blandford Forum. There are lovely walks nearby through Ashley Woods owned by the Dorset Wildlife Trust. Wimborne Minster is approximately 6 miles with Poole and Bournemouth approximately 12 and 16 miles. Local beauty spots are the National Trust Badbury Rings, approximately 2 miles and the Golf Course of Ashley Wood is approximately ½ mile. The surrounding countryside is essentially agricultural and unspoilt. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, bank, doctor

surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible.

DIRECTIONS

What3words///aliens.masterpiece.accompany.

SERVICES

Mains electricity and water. Air source heat pump. Septic tank.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- Exempt Grade II listed

There is broadband and mobile coverage in the area, please refer

to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>

AGENT'S NOTE - Photos taken in 2023



Blandford Forum, Dorset

Approximate Area = 2112sq ft / 196.2 sq m (includes garage)

Outbuilding = 91 sq ft / 8.5 sq m

Total = 2203 sq ft / 204.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 965893



Blandford/DJP/Revised May 2026



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