



Connells

Hillside
Hilton Blandford Forum



Property Description

This is a lovely two-bedroom terraced cottage with a well-stocked, pretty cottage garden to the front and a further garden to the rear which backs onto open fields. The property is in the Dorset village of Hilton and is just a stones throw from Milton Abbey School and the village of Milton Abbas, where there is a popular Inn called the Hambro Arms. Hilton used to form a part of the estate of the nearby Milton Abbey when it was owned by the wealthy Hambro family, who often used to entertain Edward VII,

The area is well served by a variety of schools, both state and private, approximately 8 miles away is the market town of Blandford Forum where there is a variety of shops, eateries and public houses, both independent and chain. The village is surrounded by beautiful Dorset countryside and there are many walks taking a variety of environments. For those who enjoy water sports, the world famous Jurassic Coast is just a short drive away.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Tiled pitched roof with door to front, built in storage cupboards and door to hall.

Reception Room

12' 10" x 11' 5" (3.91m x 3.48m)

Wood effect flooring, double glazed front aspect French doors opening to the front garden, feature fireplace with free standing wood burner and back boiler, storage heater and TV and Telephone point.

Kitchen

14' 7" x 4' 7" (4.45m x 1.40m)

Tiled floor with part tiled walls, range of wall and base units with acrylic rolled edge worktop fitted over, integrated stainless steel oven with 4 ring electric hob fitted above, overhead stainless steel extractor fan and hood. Stainless steel single bowl sink and drainer with mixer tap, double glazed rear aspect window and door opening into the conservatory.

Conservatory

15' 8" x 12' 11" (4.78m x 3.94m)

Double glazed rear aspect windows, wood effect flooring, a pair of double glazed double doors opening to a decked area with views across fields.

Cloakroom

Rear aspect double glazed window, fitted with a two piece suite comprising wash hand basin and low level WC.

Bedroom 1

11' 8" x 11' 7" (3.56m x 3.53m)

Front aspect double glazed window overlooking the front garden, radiator, stripped wooden floorboards.

Bedroom 2

12' 1" x 5' 11" (3.68m x 1.80m)

Rear aspect double glazed window with views over the valley and farmland, stripped wooden floorboards.

Bathroom/Wc

Fully tiled walls, wood effect flooring, fitted with a white three piece suite comprising low level WC, wash hand basin with mixer tap, panelled bath with curved glass shower screen and shower over, radiator.

Front Garden

Hedge border with a variety of mature shrubs and bushes and concrete path leading to a part paved area to the front door.

Rear Garden

A generous rear garden having a large wooden decked area to the rear of the conservatory which requires refurbishment and repair with steps leading down to a lawned area having some mature shrub planting to the sides, further lawned area with mature hedging to boundaries, small wooden storage shed and further lawned area leads to the rear of the garden having lovely countryside views across the adjoining fields.





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.focalagent.com

To view this property please contact Connells on

T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

view this property online connells.co.uk/Property/BLF306438

directions to this property:

From our office in Salisbury Street head north on Salisbury Street/B3082 towards Anchor Gateway, continue straight to stay on Salisbury Street/B3082 for 0.2 miles, Turn right towards Damory Street/B3082, At Two Gates Roundabout, take the 3rd exit onto A354, Continue on Chescombe Lane for 4.9 miles, Turn right onto Chescombe Lane, after 2.3 miles turn left onto The Street, after 0.5 miles turn right and continue for 1.8 miles where the property can be located on the right.

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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