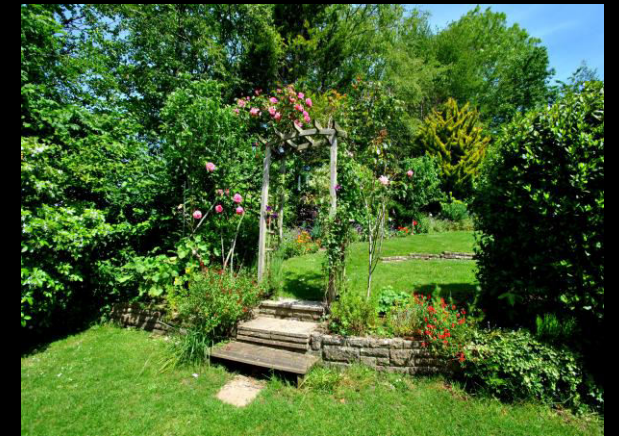


H·A·M·B·L·E·D·O·N



Highcroft

Buckhorn Weston, Dorset

£675,000

## Highcroft

Church Hill  
Buckhorn Weston  
Dorset  
SP8 5HS

Desirable Village | Four Bedroom Detached House | Off Road Parking & Double Garage |  
Beautiful 0.3 Acre Gardens | Good Condition Throughout

HIGHCROFT is a spacious four bedroom detached house built of mellow brick elevations under a tiled roof. The property has been enjoyed and maintained by the current owners for the last 12 years and is presented in excellent decorative order throughout.

The accommodation comprises four good sized double bedrooms, two bathrooms, sitting room, kitchen/breakfast room, dining room, conservatory, study, utility room and cloakroom. Further benefits include a 19ft double garage, ample off road parking, large gardens, multi fuel stove and pleasant countryside outlooks.

Situated in the quiet and convenient village of Buckhorn Weston within easy walking distance of the pub, church and village hall this property is the perfect blend of family practicality and countryside peace.

An early viewing is highly recommended to avoid disappointment.



**APPROACHED VIA:** Tarmac driveway leads on to generous parking apron and to double garage. **STORM PORCH:** With oak upright, outside light.

**ENTRANCE:** Attractive hardwood panelled front door.

**HALLWAY:** Spacious reception area, oak wood block floor, window, radiator, staircase, under stairs cupboard.

**LOUNGE:** 16' x 15' Nicely proportioned room, good ceiling height, coving, chimney breast, handsome fireplace with wooden surround and display mantle, slate hearth and inset multi-fuel wood burning stove creates cosy focal point. Fireside alcoves, radiator, ample power points, TV aerial point, triple aspect UPVC double glazed windows enjoy pleasant outlooks on to gardens with countryside views beyond.

**DINING ROOM:** 12' x 11' Nicely proportioned room, good ceiling height, coving, radiator, power points, window enjoys outlook on to rear garden, double glazed patio door opens in to:

**GARDEN ROOM/CONSERVATORY:** 11' x 9' Bright airy room, nicely proportioned, Triplex roof covering, power points, wall light, two opening double glazed window, pair of French doors open on to well maintained gardens.

**KITCHEN/BREAKFAST ROOM:** 22' x 9' Well equipped and fitted with an extensive range of natural wood floor and wall cabinets with matching drawers and trim, cornice and plinth, glazed display cupboard, roll edge work tops and counters, plumbing for appliances, electric cooker point, extractor hood, ceramic tiled splash backs, halogen spotlights, window enjoys pleasant outlook on to garden, slate floor, radiator, ample space for dining table and chairs.

**STUDY:** 8' x 5' Obscure glazed door, slate floor tiles, IT/BT points, radiator, window enjoys outlook on to garden.

**REAR LOBBY:** Radiator, window, personal door to garage.

**UTILITY ROOM:** Roll edge work top, inset single bowl stainless steel sink and drainer, plumbing for appliances, ceramic tiled splash back, wall cabinets, Trianco oil fired boiler.

**DOWNSTAIRS CLOAKROOM:** White suite comprising low level WC, pedestal wash hand basin, tiled splash back, radiator, built in double cupboard, obscure glazed window.



**STAIRCASE:** Natural wood post and handrail, return stairs to:

**LANDING:** Galleried handrail, radiator, airing cupboard housing a combination electric water heater and hot water cylinder, newly fitted twin power shower pump, sealed unit double glazing window.

**BEDROOM 1:** 11' x 10' Bright airy room, nicely proportioned with good ceiling height. Power points, radiator, dual aspect windows with far reaching views, built in wardrobe and shelving.

**EN-SUITE SHOWER ROOM:** White suite comprising low level WC, pedestal wash hand basin, walk-in double shower enclosure, tiled splash backs, radiator, towel rail, obscure glazed window.

**BEDROOM 2:** 14' x 12' L-shaped room, nicely proportioned with good ceiling height, radiator, dual aspect glazing with views across the village and countryside beyond.

**BEDROOM 3:** 12' x 8' Bright airy room, radiator, power points, built in wardrobe with sliding door, windows enjoy fabulous views across the Blackmore Vale.

**BEDROOM 4:** 11' x 7' Well proportioned room with good ceiling height, radiator, built in cupboard, window enjoys pleasant outlook on to garden.

**FAMILY BATHROOM:** White modern suite comprising panelled acrylic bath, Mira shower, bi-fold screen, low level WC, pedestal wash hand basin, ceramic tiled splash backs, obscure glazed window, towel rail/radiator.

**DOUBLE GARAGE ( 16'10 x 18'9 )** Pair of metal up and over doors, fluorescent strip lights, multiple power, work bench, boarded storage/loft area, door to gardens.



# H·A·M·B·L·E·D·O·N



**OUTSIDE:** The mature gardens surround the property and are an attractive and delightful feature, having been very well maintained and extend to approximately  $\frac{1}{3}$  of an acre. The gardens are laid out in a traditional cottage style, predominantly laid to lawn and edged with well stocked ornamental and herbaceous borders. The gardens back onto open fields and are well stocked with an abundance of established flowering plants, shrubs and trees including apple, olive and crabapple that provide colour and interest throughout the seasons. There is a large paved apron situated close to the house creating an attractive area of patio and sun terrace, screened by established flowering plants and hedging. There is a soft fruit and vegetable plot with productive blackcurrant, raspberry, gooseberry and asparagus plants, two potting sheds and greenhouse, outside lights and water butts.

A lower area of garden that leads down from the front of the house down to the lane is planted with established fruit trees creating an area of orchard. Picket post gates, driveway and parking for multiple vehicles.

## Services

Mains water, electricity and drainage. Oil fired central heating, and hot water with an alternative/additional combination electric water heater housed in the hot water cylinder. High speed fibre BT broadband and landline currently connected / available (STC).

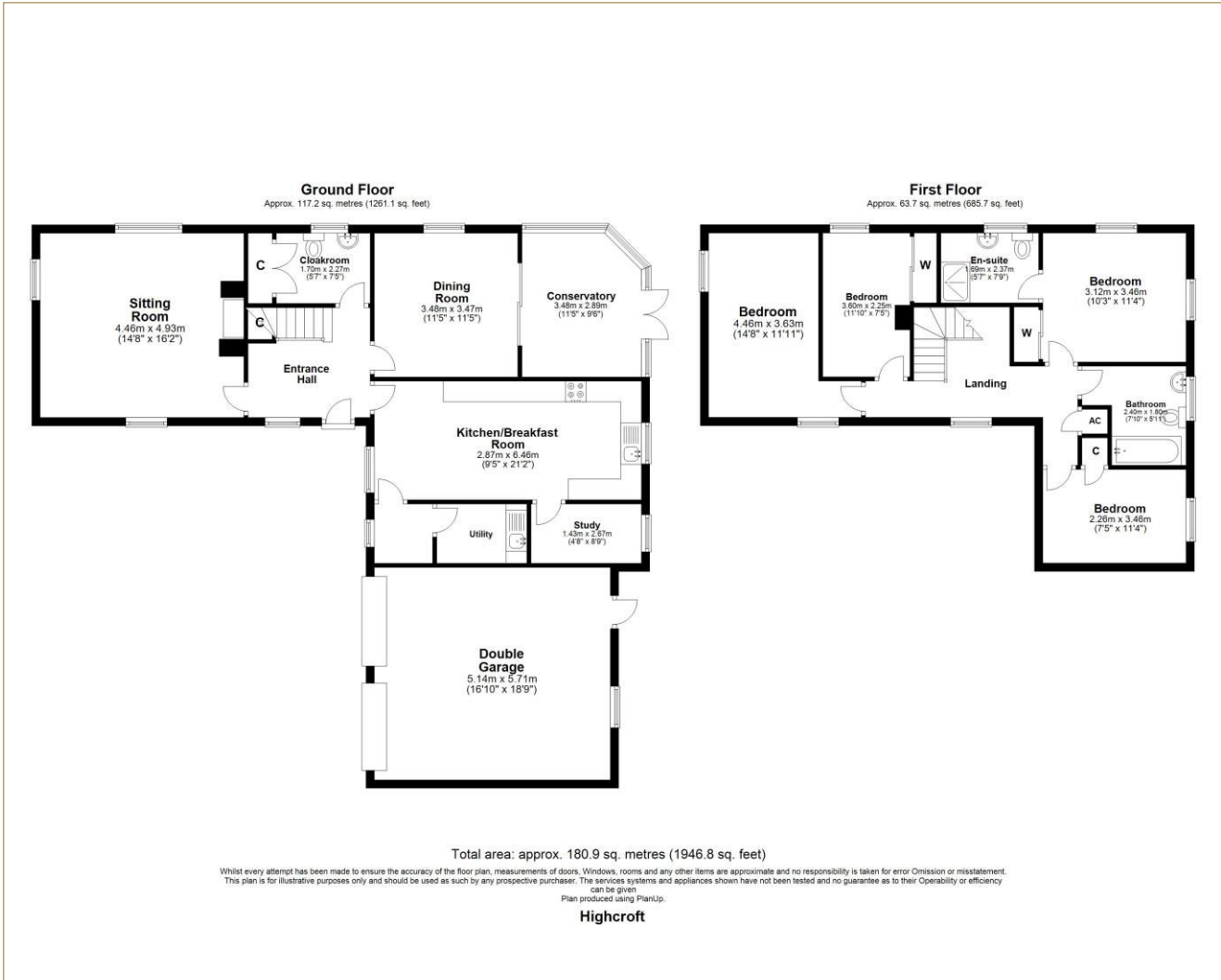
## Communication Links

Gillingham (Dorset) Railway Station: 4 miles. Templecombe (Somerset) Railway Station: 4 miles. Good links to A303 London/M3 and M5/Exeter/Cornwall via A303/A30.

## Local Authority

North Dorset District Council. Tax Band F.





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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Property Specialist