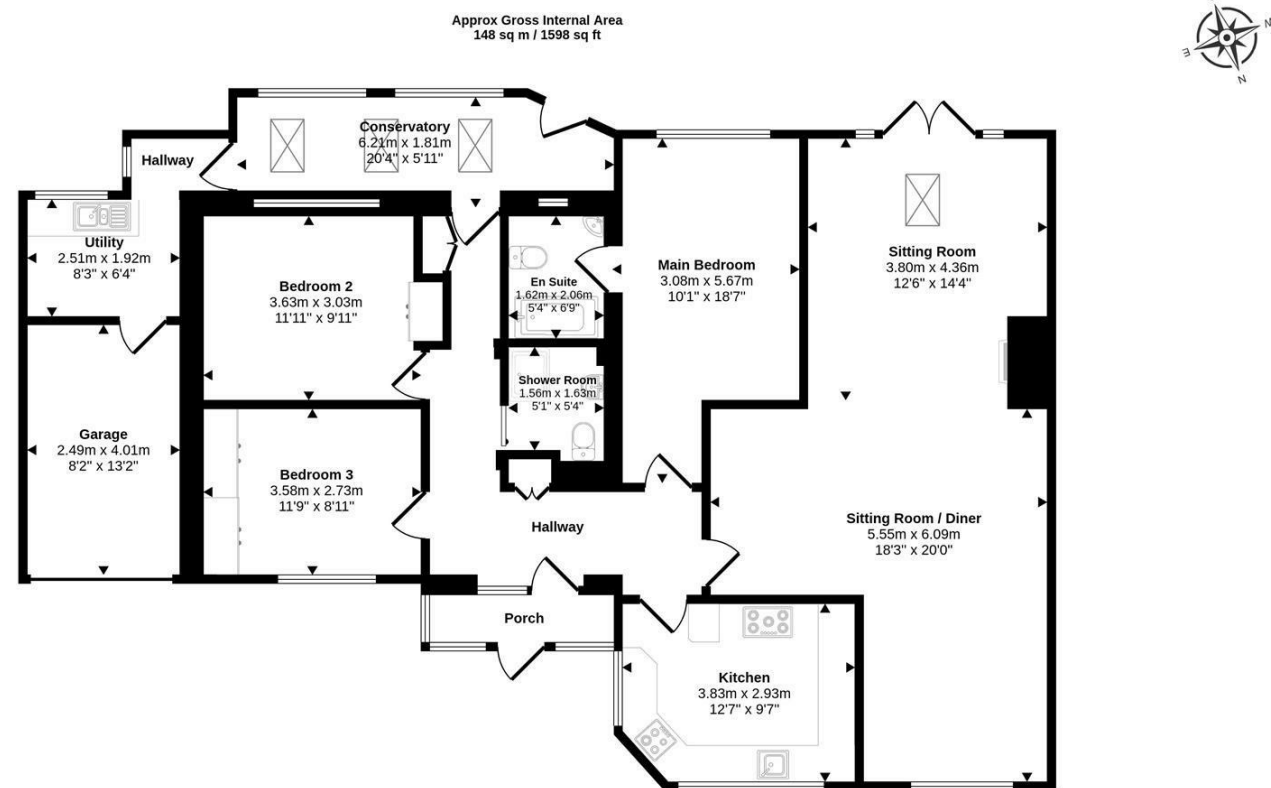




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Havelins Blandford Forum

Guide Price
£450,000

A generously proportioned detached bungalow offering three double bedrooms, excellent living space and large garden space, occupying a particularly peaceful position within the popular Dorset village of Stourpaine. Situated along a no-through road, the property enjoys direct access onto the railway and some wonderful countryside walks quite literally from the doorstep.

The bungalow provides deceptively spacious and versatile accommodation, with the main bedroom benefiting from an en-suite, while bedrooms two and three both have built-in wardrobes and are served by a separate shower room. There is a well-equipped kitchen with Aga, a generous sitting and dining room, conservatory and utility room, together with integral access to the garage.

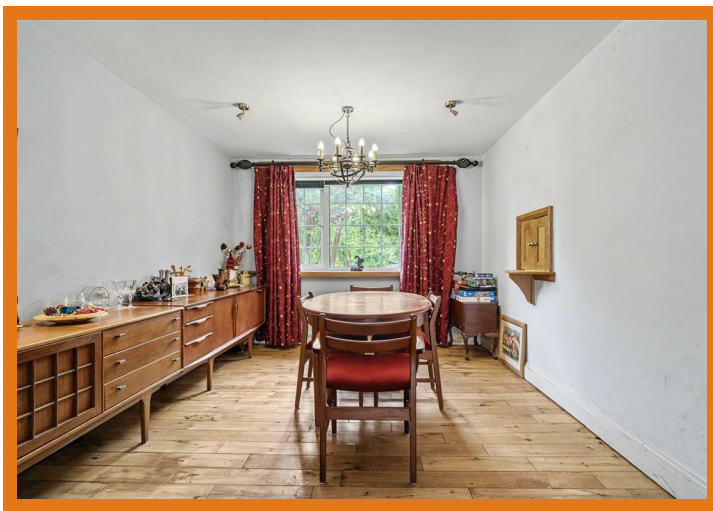
The outside space is a particular highlight. The substantial south-facing garden enjoys a high degree of privacy and has a wonderfully mature and established feel, with lawns, an abundance of shrubs and planting and a paved seating area. It is ideal for a keen gardener, while equally offering plenty of scope to simplify the planting and create a more low-maintenance outside space if preferred. A gated entrance opens onto the generous driveway, providing parking for at least four vehicles and creating a secure environment for children and dogs.

This is a wonderful opportunity to purchase a spacious bungalow in a particularly attractive location, with scope to personalise to your own taste. A viewing is strongly recommended to appreciate the accommodation, garden and setting.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property

Inside

The property is entered via a porch, which opens into the main hallway with doors leading to the principal rooms. Positioned to the front is the kitchen, which was fitted in 2013 and is arranged with a generous range of floor and eye level units with pelmet lighting. There is a double Belfast sink with mixer tap, tiled flooring, a built-in oven with hob and extractor fan, together with an Aga. The sitting and dining room provides an excellent amount of living space and has wooden flooring continuing throughout. The sitting area is positioned towards the rear of the bungalow and features a solid-fuel wood burner, with glazed doors opening directly onto the garden. The room also benefits from a vaulted ceiling, which adds to the sense of space, while the dining area sits comfortably within the same open-plan arrangement.

There are three double bedrooms. The main bedroom is positioned to the rear with an outlook over the garden and benefits from its own en-suite facilities. Bedrooms two and three are also generously proportioned doubles and both have built-in wardrobes. These bedrooms are served by a separate shower room. To the rear is a long conservatory overlooking the garden, providing additional space from which to enjoy the outside surroundings. This leads through to an inner hallway and utility room, with integral access into the garage.

Outside

Garden

The garden is a real feature of the property and enjoys a south-facing aspect together with a high degree of privacy. It is substantial in size and has an abundance of shrubs, trees and planting. A paved patio provides space for outside seating and entertaining, while the size and variety of the garden will particularly appeal to keen gardeners. Alternatively, there is plenty of opportunity to simplify the existing planting to create a more easily maintained outside space. Its enclosed nature, together with the gated entrance to the property, also makes the outside space particularly suitable for those with children or dogs.

Garage and Parking

The property is approached through a gated entrance opening onto a generous driveway, providing comfortable parking for at least four vehicles and leading to the garage positioned to the side of the bungalow. The garage has the additional benefit of integral access into the property via the utility area.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Air Source Heat Pump
Solar Panels with Battery Storage
Mains Drainage
Freehold
Current vendor has been in residence for 18

years

No Onward Chain

The loft has been sprayed with foam.

Location and Directions

Stourpaine is an attractive Dorset village set within the Stour Valley, around two miles north of Blandford Forum. The property enjoys a particularly appealing edge of village position with direct access onto the railway and countryside walks from the doorstep. Blandford Forum offers a good range of shops, leisure facilities and everyday amenities, while the surrounding area is served by a variety of highly regarded schools. Shaftesbury, Poole and Bournemouth are all within easy reach, together with good access to the Dorset coast.

Postcode - DT11 8TH

What3words - solve.brotherly.arrow

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.