



STUBHAMPTON

BLANDFORD FORUM, DT11 8JU



OFFERS OVER £900,000

- Character cottage
- 3 bedrooms
- Separate 1 bedroom annex
- Surrounded by beautiful countryside
- A wealth of features throughout
- Rural location with sunny gardens
- Large kitchen/breakfast room
- Sitting room & separate dining room
- Family bathroom & master ensuite
- Utility room

This charming family home nestles in grounds of approximately 0.37 acres and is surrounded by beautiful Dorset countryside. The property offers well proportioned accommodation which has been sympathetically styled by the current owners.

On the ground floor, the dual aspect sitting room has an inglenook fireplace with fitted woodburner and feature ceiling beams, along with flagstone and quarry tiled floor. The adjoining dining room also has a quarry tiled floor.

The hub of this cottage is undoubtedly the stylishly appointed kitchen/breakfast room – with vaulted beamed ceiling, flagstone floor and striking midnight blue units, butcher block worktops and a central island with breakfast bar, this room offers delightful views of the garden and access via French doors.

Of the main entrance hallway there is a separate utility room and a cloakroom.

On the first floor there are two bedrooms – one of which has an open wardrobe – and each enjoying delightful garden views. The family bathroom features a roll top bath!

The master bedroom is on the second floor – a very generous room with dressing area and an adjoining ensuite bathroom.



Outside, with gated access the shingled driveway leads to parking and turning space and alongside the cottage there is a recently converted one bedroom annexe offering sitting room/kitchen, bedroom and bathroom – an ideal guest suite or multi-generation living opportunity.

The gardens beautifully complement the cottage with established borders, flower beds and lawns interspersed with trellis. There is adjoining farmland to the side and rear offering delightful open views. A former stable now provides useful garden shed/storage.

Additional Information

Energy Performance Rating: E

Council Tax Band: E

Tenure: Freehold

Agents Note: There is a spring running under the property, potential buyers need to do their own investigations

Construction: Cob, brick & block - cob is less than 50% of overall structure so does not require specialist insurance

Flood Risk: Refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: Yes

Listed building: No

Tree Preservation Order: No

Parking: Private driveway

Utilities: Mains electricity, mains water

Heating: Oil Fired

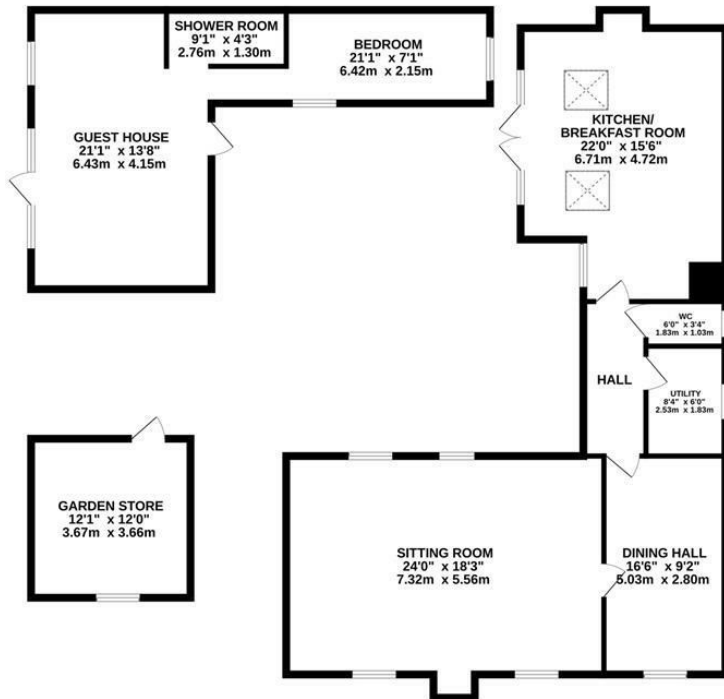
Drainage: Private Drainage - Septic Tank

Broadband: Refer to Ofcom website

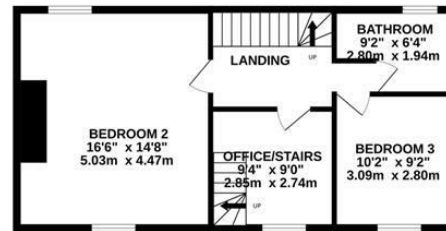
Mobile Signal: Refer to Ofcom website



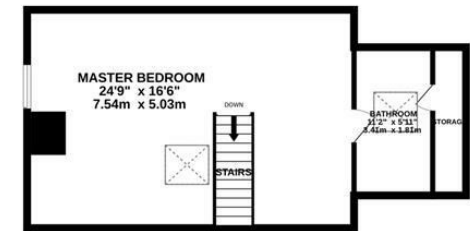
GROUND FLOOR
1553 sq.ft. (144.3 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 2583 sq.ft. (239.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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