



1 Abbey View
Spetisbury
Blandford Forum
DT11 9DU

A good sized bungalow with views boasting a sunny and private rear garden with parking and a garage in a block. In need of modernisation and offered to the market with no forward chain.



- No forward chain
- Elevated views over the village and countryside
 - In need of modernisation
 - Garage situated in a block
 - Sunny rear garden
 - L shaped sitting dining room

Guide Price **£350,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

Upon entry there is a good size hallway providing access to all principal rooms and an airing cupboard. The heart of the home is the L shaped sitting- dining room having large windows to the front aspect with outstanding elevated views overlooking the village and towards the surrounding countryside. The room leads to the kitchen comprising of a range of wall and base units set with a counter top and includes a stainless steel sink, fridge/freezer, slim line dishwasher and a gas hob, there is a porch providing space and plumbing for a washing machine and access to the the rear garden.

The master bedroom is good size room ,includes a built in wardrobe. The second bedroom is also a double with a built in storage and the third is a nice size single room. The bathroom comprises of a white suite of bath with an overhead mains shower, w.c. and basin.

OUTSIDE

The property is approached by driveway laid with stone chippings with steps rising to the front door. The front garden is laid to lawn and bound by a perimeter brick wall and fencing. The rear garden is a particular feature enjoying a southerly aspect and enjoying a good degree of privacy

backing on to the North Dorset Trailway. The garden is predominantly laid to lawn with several established fruit trees with access to a footpath leading to a single garage in a block.

SITUATION

Spetisbury village is situated on the banks of the River Stour, 3 miles from Blandford, 10 miles from Poole and Wimborne 7 miles. Local amenities include Parish Church and Primary School. Sporting facilities are varied with Golf at the Ashley Wood Golf Course, racing at Salisbury and sailing at Poole. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, 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. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

What3words///remainder.prank.carefully

SERVICES

Mains electricity, water, drainage and gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211970

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

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

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

Part of the garden has previously been leased from Dorset Council, for clarification of the boundaries a title plan is available on request.



