



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Milton Abbas
Blandford Forum

Guide Price
£350,000

A charming and well presented end of terrace home offering three bedrooms, set within a desirable village location and enjoying countryside views to the rear. Offered for sale with no onward chain, the property presents an excellent opportunity within a highly sought after village of Milton Abbas, one of Dorset's most picturesque settings.

This delightful home combines character features with well balanced and practical living arranged over two floors. The ground floor provides a comfortable and welcoming environment, centred around a cosy sitting room with a feature stone fireplace and wood burning stove, while the kitchen/dining room offers a sociable and functional space with direct access to the garden, ideal for both everyday living and entertaining. A useful cloakroom/WC is also located off the kitchen.

Upstairs, the property continues to impress with three bedrooms and a well appointed family bathroom, featuring a stylish roll top bath.

To the rear, the garden is a particular highlight, enjoying a south-westerly orientation, a good degree of privacy and backing onto open fields, creating a lovely sense of space and connection to the surrounding countryside.

Overall, the property offers a pleasing blend of character, comfort and practicality, with viewing essential to fully appreciate the quality and charm of this delightful home.



Accommodation

Inside

Ground Floor

A front door opens directly into the sitting room, a comfortable space centred around a stone fireplace with a wood burning stove. An inner door leads through to the kitchen/dining room, positioned to the rear and enjoying a pleasant outlook over the garden. Fitted with a range of units and wooden worktops, there is space and plumbing for appliances along with an integrated oven, hob and fridge/freezer. There is ample room for a dining table, and a door opens directly onto the garden. A cloakroom/WC is accessed off the kitchen.

First Floor

The landing provides access to three bedrooms, comprising two doubles and a single room, the latter well suited as a home office. The bathroom is fitted with a roll top

bath with shower over, wash hand basin and WC.

Outside

Garden

The rear garden is arranged over several levels with areas of patio, lawn and planted borders. Enjoying a south-westerly aspect, it backs onto open fields and offers a good degree of privacy, with seating areas positioned to take advantage of the outlook.

Parking

Off road parking for two vehicles.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band D
- Oil Fired Central Heating
- Mains Drainage
- Freehold
- No Onward Chain

Location and Directions

Milton Abbas is one of Dorset's most picturesque and historic

villages, renowned for its charming thatched cottages and strong sense of community. The village offers everyday amenities including a public house, village shop and access to beautiful surrounding countryside, ideal for walking and outdoor pursuits. Its unique layout and period character give it a timeless quality, making it a particularly sought-after location within the county.

The village is also known for its welcoming atmosphere and active community, with local events and activities contributing to its continued appeal. Nearby towns such as Blandford Forum and Dorchester provide a wider range of facilities, while the area is well connected for access further afield.

Postcode DT11 0DP

What3words
 ///absorbing.darling.radically

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