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HIGH STREET

SPETISBURY, BLANDFORD FORUM, DT11 9FA

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £550,000

- CONTEMPORARY FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN LIVING SPACE
- BATHROOM AND ENSUITE
- DOUBLE GARAGE
- PRIVATE REAR GARDEN
- POPULAR VILLAGE LOCATION
- FARMLAND VIEWS

This contemporary style four bedroom detached family home was constructed in 2018 and has the benefit of 8.5 years remaining of NHBC Warranty. One of a select development of similarly styled properties, open plan living on the top floor of this three storey home enjoys stunning, far reaching views over the Stour Valley and Badbury Rings beyond and to the rear, there is access to the North Dorset Trailway.

An integral double garage, with power and lighting and an electric up and over door is located at ground floor level and the lower hallway to the side has stairs rising to the first floor where there are four well appointed bedrooms – the master with an adjoining walk-in ensuite shower room. Bedrooms two and four each have access to a private courtyard to the rear, whilst bedroom three also enjoys the delightful valley views to the front. . The stylish family bathroom with fully tiled walls is fitted with a contemporary style suite.

The heart of this stunning home is undoubtedly the open plan living space on the second floor which has access to the private rear garden and a balcony spanning the front elevation with floor to ceiling windows



to maximise the panoramic views. The high quality kitchen has quartz work tops, a central island unit and a generous range of base and wall units along with a full specification of integrated appliances including built-in oven, induction hob, extractor, dishwasher, fridge and freezer.

Outside there is parking for a number of vehicles and some well stocked shrubberies. To the rear a decked walkway leads to a timber terrace with pergola as well as a lawn and planted borders. There is a balcony overlooking the inner terrace and an area of retained garden surrounded by close board fencing backing on to the railway.

EPC: B

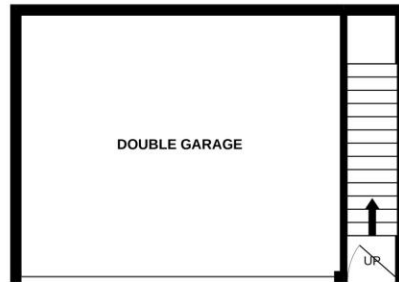
The village of Spetisbury lies a few miles south of the Georgian Market town of Blandford Forum with its Market Square and a good selection of independent retail outlets and cafes, as well as an M&S Food Hall, Tesco, Morrisons and Lidl supermarkets. Well regarded public and state schools and local sports centres are also within easy reach.

The village enjoys a thriving community with local bar and farm shop, primary school, church and village hall all of which are surrounded by beautiful countryside – railway and river walks are nearby! Other amenities within easy reach include Ashley Wood Golf Course and the National Trust Estate of Kingston Lacy, whilst a few miles north is the Cranborne Chase – an Area of Outstanding Natural Beauty and to the east, the New Forest National Park. The world renowned Jurassic Coast to the south is just a short drive by car.

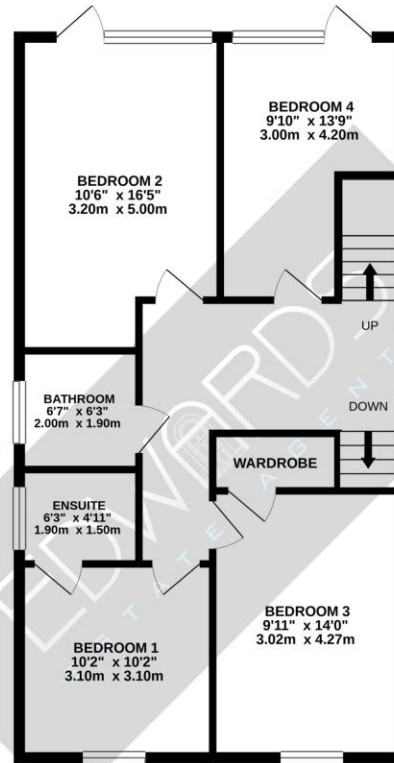
Locally there is a regular bus service to Blandford and Poole and it is an easy commute to the Bournemouth/Christchurch/Poole conurbation for those working in the area. The main road network links to the A31 and M27/M3 to London are easily accessible and the express train from Poole to Waterloo ensures the city is within reach in a couple of hours. For wider travel, there are airports at Bournemouth and Southampton and a ferry terminal at Poole.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



2ND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.2 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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