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ANDERSON

BLANDFORD FORUM, DT11 9HE

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £995,000

- **SUBSTANTIAL DETACHED FAMILY HOME**
- **FIVE BEDROOMS**
- **LARGE LOUNGE WITH WOODBURNER**
- **KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY**
- **STUDY**
- **FAMILY BATHROOM, TWO ENSUITES AND CLOAKROOM**
- **DOUBLE INTEGRAL GARAGE**
- **SELECT DEVELOPMENT**
- **IDYLIC RURAL LOCATION**

This substantial and imposing detached family home is one of a small select development located in the rural idyll of Anderson in the Winterborne Valley, yet within easy reach of Blandford Forum, Dorchester and Wimborne and the main road network along the south coast and beyond. The property is beautifully presented throughout and offers plentiful living space on the ground floor with an enclosed porch opening to a welcoming entrance hall with stairs rising to a galleried landing.

A generously sized, triple aspect sitting room is accessed via double opening doors from the entrance hall and there are french doors leading out to the private and neatly landscaped rear garden - an exposed brick fireplace with fitted woodburner provides a focal point - ideal for social gatherings on those cosy winter evenings! A separate dining room can be accessed from both the hall and the lounge - a large picture window ensures a light and airy feel to the room. The stylishly appointed kitchen/breakfast room is fitted with a generous range of bespoke wooden base



and wall units and a feature island unit providing further storage. With tiled flooring throughout there is ample floorspace for dining table and chairs and just next door is a well equipped utility room providing additional storage and access to the integral double garage. A modern cloakroom is located next to the dining room and across the hallway there is a study which looks out to the front courtyard of the development.

On the first floor there are five bedrooms in total. The master has a triple aspect, a well fitted dressing room and an ensuite shower room. Bedroom two also has ensuite facilities and ample storage with two velux windows. Laid with high quality hard flooring, this room could equally be utilised as a home office/playroom. Bedrooms 3, 4 and 5 each have fitted wardrobes and have the use of a stylishly appointed family bathroom which is fitted with a bath and separate shower.

Outside the grounds are beautifully maintained and the rear garden enjoys a sunny aspect and a good degree of privacy. A paved terrace spans

the rear elevation - ideal for garden furniture and social entertaining and the remainder of the garden is mainly lawned with established boundary planting and specimen trees.

The property is double glazed throughout and has oil fired central heating and private drainage.

EPC: D

Council Tax Band: G



The Stables, Ribbonwood Farm, Anderson, Blandford Forum, DT11

Approximate Area = 2977 sq ft / 276.6 sq m (includes double garage)

Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 3026 sq ft / 281.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Edwards Estates Ltd. REF: 852468



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Fine & Country Wimborne Sales

47 East Street, Wimborne, Dorset, BH21 1DX • www.edwardestates.com
01202 842842 • info@edwardestates.com • www.fineandcountry.com

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