

HEARNES

WHERE SERVICE COUNTS

Charlton Marshall, Dorset, DT11 9NG

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FREEHOLD PRICE GUIDE: £600,000

A Grade II listed character family home offering over 2,500 sq feet of accommodation with five double bedrooms, two reception rooms and four bathrooms, an inglenook fireplace, a generous size kitchen/ diner, part walled garden and 21 metre river frontage with fishing rights.

- Entrance hall with storage cupboard and original quarry tiled floor
- Cloakroom with WC, wall mounted wash hand basin and quarry tiled floor
- Generous size recently refurbished kitchen/diner with original quarry tiled flooring finished in a range of handmade units with complementary marble effect quartz worktops, island unit and breakfast bar, handmade larder cupboard, integrated dishwasher and washing machine, space for Range cooker and American fridge freezer, double doors to the kitchen garden with herb wall
- 'L' shaped sitting room with feature inglenook working fireplace, original exposed floorboards, secret door to staircase and double doors to patio
- Snug with beamed ceiling and door opening to the garden with feature handmade stained glass window
- Separate utility area with range of wall and floor mounted units and complementary worktops, sink and integrated fridge freezer
- Recently refurbished ground floor shower room with door to garden
- Ground floor bedroom with feature fireplace
- Original 1/4 turn staircase accessed via door in the sitting room with access to landing area with feature gallery, beamed ceiling with further access to loft room
- Three double bedrooms, two with en suite bathrooms
- Main bedroom with original exposed flooring, dual aspect, balcony overlooking the garden with steps down to the garden and en suite bathroom with roll top bath, low level flush WC and wash hand basin set in a vanity unit
- En suite bathroom to bedroom two including a roll top bath, low level flush WC and pedestal wash hand basin
- Family shower room with pedestal wash hand basin and low level flush WC
- Cellar access from bedroom 5
- Generous loft room with original staircase from the landing currently used as a study with two velux windows and beamed ceiling
- Part walled garden with large split level patio and access to generous size summerhouse. The sun sets behind the property giving a great opportunity for al fresco dining

Charlton Marshall is a village in North Dorset set just 2 miles south west of the small Georgian Market town of Blandford Forum. The amenities of Blandford include a variety of shops, educational and recreational facilities, public houses, churches and hotels. Sporting facilities in the area include fishing on the river Stour (subject to permit) water sports on the Dorset coastline and golf at Blandford, Sherborne and Yeovil. Communications in the area include the A31 providing the route to London/Home Counties with a mainline railway service at Sherborne, Tisbury, Gillingham and Salisbury with a regular service to London Waterloo.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





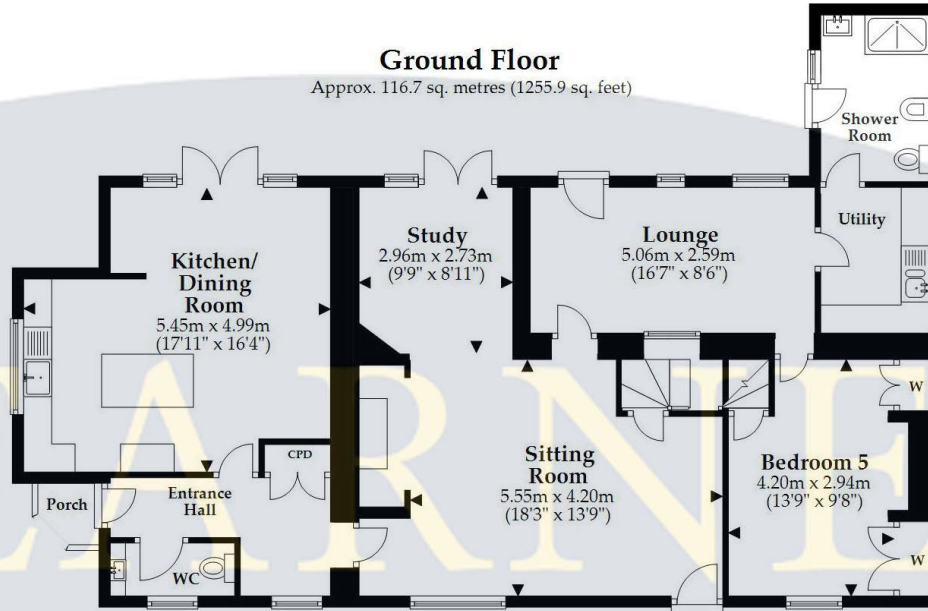
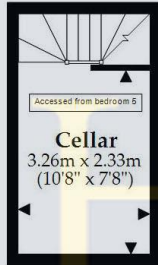


Ground Floor

Approx. 116.7 sq. metres (1255.9 sq. feet)

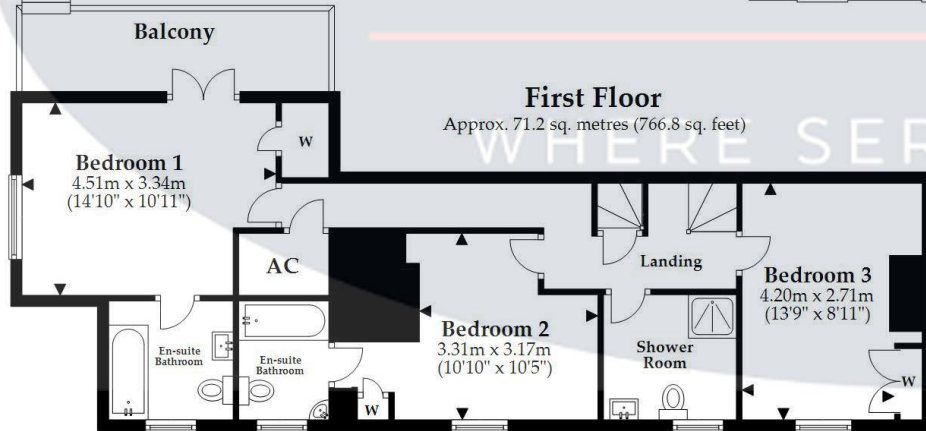
Basement

Approx. 9.9 sq. metres (107.1 sq. feet)



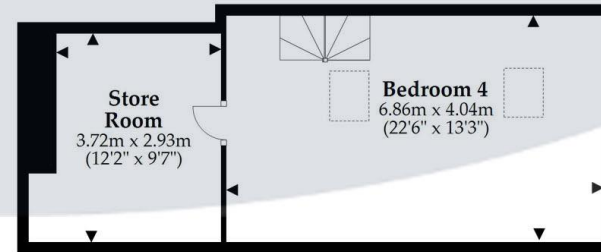
First Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



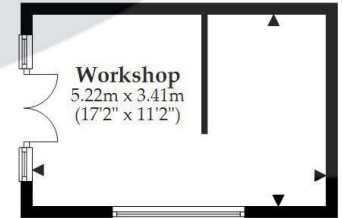
Second Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Workshop

Approx. 17.8 sq. metres (191.6 sq. feet)



Total area: approx. 256.8 sq. metres (2764.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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