



HEARNES

WHERE SERVICE COUNTS

**Winterborne Whitechurch
Blandford, Dorset, DT11 0AN**

Winterborne Whitechurch, Blandford, Dorset, DT11 0AN

FREEHOLD PRICE: £565,000

A beautiful four bedroom character family home with two bathrooms, two reception rooms, quarry tiled floors, inglenook fireplaces, beamed ceiling, garage and log store.

- Generous size entrance hall with original quarry tiled flooring and large storage cupboard
- Twin aspect sitting room with character features, original quarry tiled floor and inglenook fireplace with wood burning stove
- Kitchen/breakfast room with walk in larder, a range of matt olive green units with complementary granite worktops, range cooker with five ring gas hob, space for dishwasher and washing machine and limestone floor
- Spacious triplex aspect sitting room/diner with wooden floors, wood burner stove and beamed ceiling
- Four double bedrooms all with wood flooring, one has a twin aspect with fitted wardrobes and en suite bathroom room, the remaining three all have space for free standing wardrobes
- En suite bathroom with bath, shower cubicle, wash hand basin set in a vanity unit, WC and heated towel rail
- Family shower room with double shower cubicle, pedestal wash hand basin and WC
- Ample parking, garage and woodshed. Front garden with raised vegetables beds, rear courtyard garden with its Flint walls and raised flower beds is set on the side of the property and is ideal for entertaining and al fresco dining

Winterborne Whitechurch forms part of the Winterborne Valley with an historic church, East Farm shop and primary school. The northern part of the village parish is within the Dorset Area of Outstanding Natural Beauty. The village is located between the county town of Dorchester and the market town of Blandford with its boutique-style shops, tea rooms, coffee shops and riverside walks.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

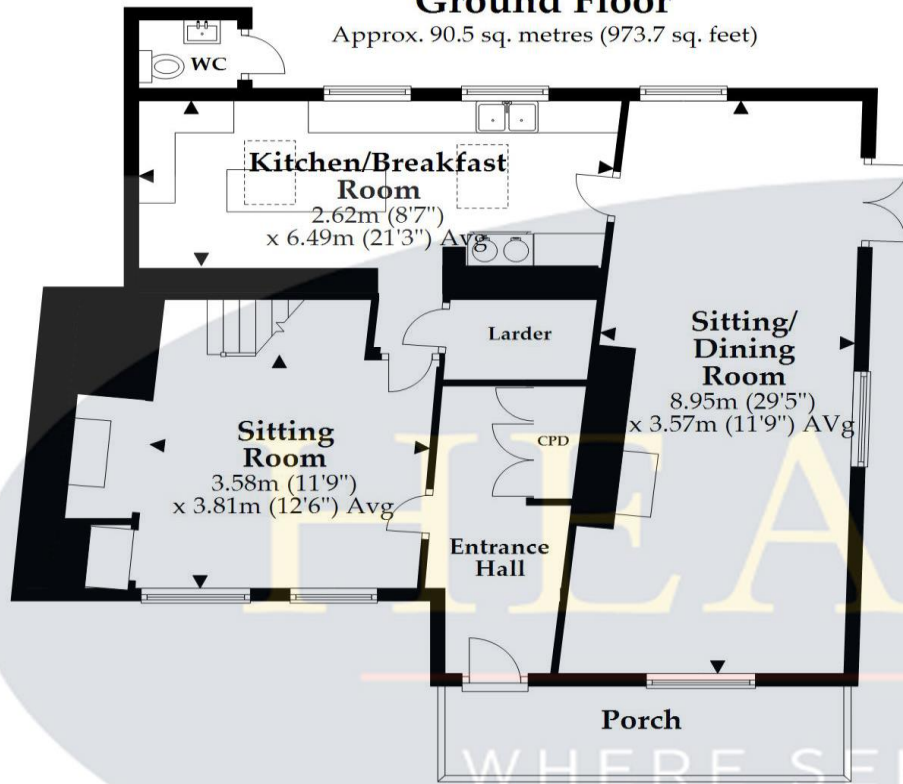






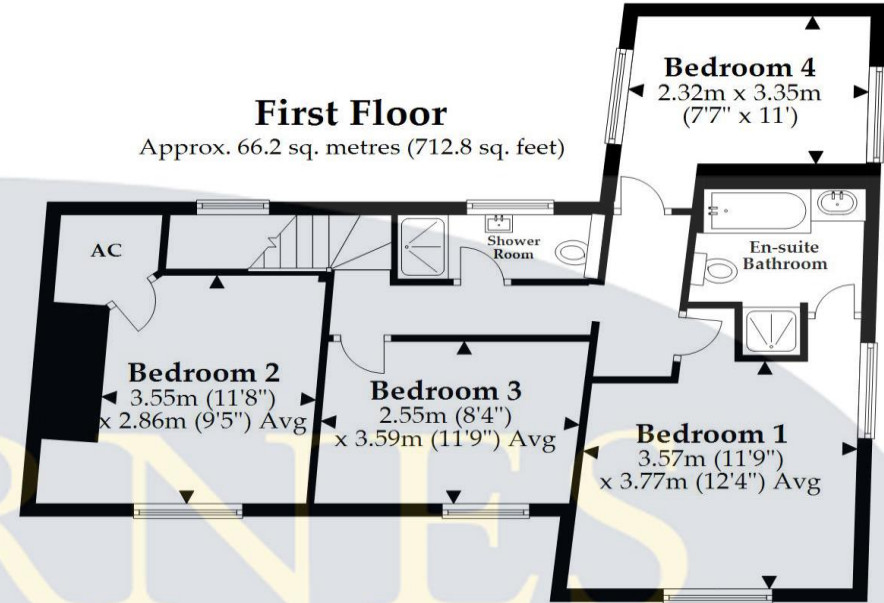
Ground Floor

Approx. 90.5 sq. metres (973.7 sq. feet)



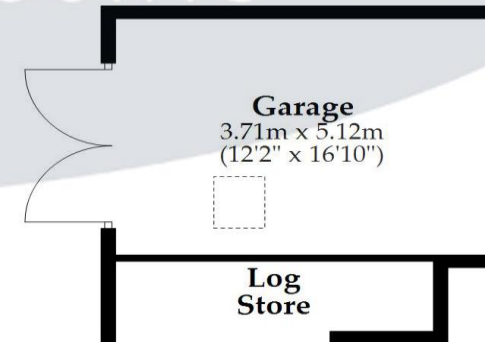
First Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



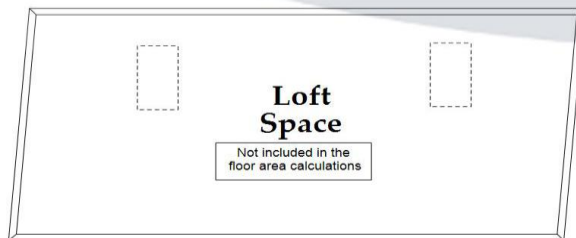
Outbuilding

Approx. 24.2 sq. metres (260.9 sq. feet)



Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 180.9 sq. metres (1947.4 sq. feet)

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







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD