



**Shapwick
Blandford, Dorset, DT11 9JN**

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FREEHOLD PRICE: £585,000

A rare opportunity to purchase an extended semi detached family home offering four bedrooms, two reception rooms and two bathrooms as well as a large kitchen/dining room and sun conservatory situated in a popular village location surrounded by countryside with stunning views.

- Entrance porch with modern composite door
- Large kitchen/dining room with base and eye level units, pan drawers, complementary worktops, freestanding Range cooker, space for dishwasher, space for table and chairs, dual aspect with French doors to garden
- Spacious sitting room with wood burner and front aspect with countryside views
- Separate study/snug
- Generous size sun conservatory with views over garden and farmed fields with French doors to garden
- Utility room with space for appliances, floor mounted oil boiler and door to garden
- Four good size bedrooms
- Main bedroom with en suite shower room enjoying a dual aspect with views
- Family bathroom with white three piece suite
- Oil fired central heating and double glazing
- Outside: The property is situated on a good size plot with tarmac driveway giving ample off road parking leading to garage. The front garden has large lawn with patio area and flower, tree and shrub borders. The rear garden has to the immediate rear a decking area leading to lawn with flower/plant border, summerhouse/home office/gym with electricity and open views over farmed fields and open countryside

Vendors comments: "We have lived in our home for 17 years since our children were small. They both went to the local nursery in the village and loved using the park. We have loved the village lifestyle, made great friends and extended our home to adapt to growing family life. The walks around the village are beautiful and Badbury Rings is just a minutes' drive away! We are centrally located with easy access to Wimborne, Blandford, Poole and Bournemouth. The school bus for Allenborn and QE stops right outside and we are in catchment for the popular First school at Pamphill. The house is perfect for a growing family and lots of space in the garden for entertaining or even camping. We are now looking forward to the next chapter and hope the new buyer will love this special place as much as we have."

COUNCIL TAX BAND: C EPC RATING: D

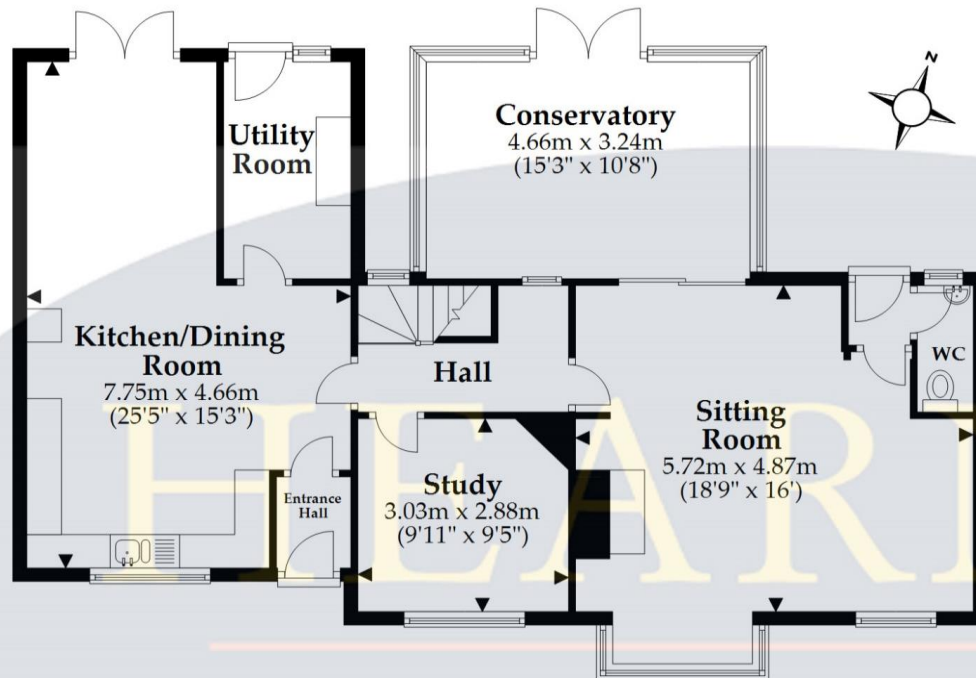
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





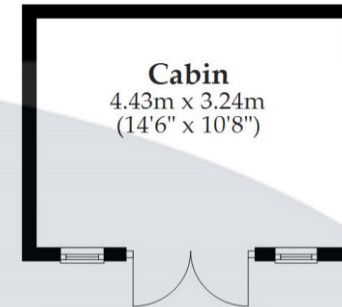
Ground Floor

Approx. 94.4 sq. metres (1016.6 sq. feet)



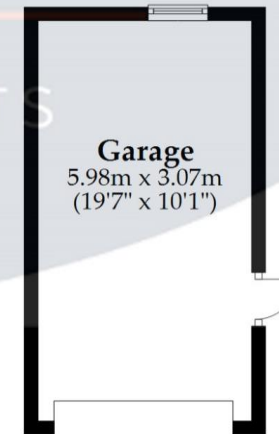
Cabin

Approx. 14.4 sq. metres (154.5 sq. feet)



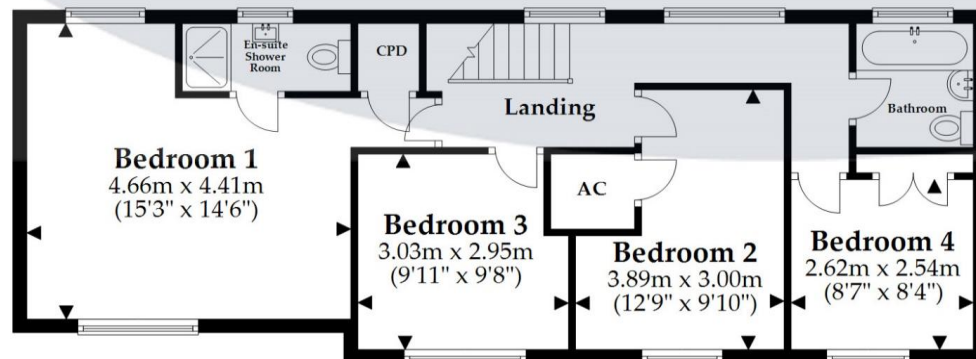
Garage

Approx. 18.4 sq. metres (197.6 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.2 sq. feet)



Total area: approx. 191.3 sq. metres (2058.9 sq. feet)

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

Views from back garden





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