



Tarrant Keyneston
Blandford Forum, Dorset, DT11 9LD

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FREEHOLD PRICE GUIDE: £500,000 - £525,000

An immaculately presented semi detached barn style cottage offering three double bedrooms, three reception rooms as well as a kitchen/breakfast room and separate utility room situated in a small courtyard development with off road parking and garage.

- Built in 2001 to a high specification owned by vendor since new
- Character features including exposed oak beams and timbers, solid oak internal doors, refitted bathroom, en suite and cloakroom
- Entrance porch with stable door
- Large dining hall with cloakroom and under stairs cupboard
- Spacious sitting room with feature brick inglenook style fireplace with inset wood burner, attractive bay window with window seat and concealed storage, door to garden
- Separate snug/reading room
- Good size kitchen/breakfast room with range of oak faced base and eye level units with complementary quartz worktops, inset induction hob with extractor fan over, electric double oven, integrated dishwasher and fridge/freezer, dual aspect windows
- Utility room with feature vaulted ceiling, sink, space and plumbing for washing machine, space for additional fridge, oil fired boiler and door to courtyard garden
- First floor semi galleried landing which has a retractable ladder to a partly boarded loft with light
- Three double bedrooms
- Main bedroom with built in wardrobes and en suite bathroom with bath, wash hand basin with drawers below and WC
- Bedroom two with built in wardrobes and en suite dressing room/study with skylight, access to large eaves storage space
- Bedroom three is a further double room with view over courtyard
- Family shower room with corner shower cubicle, wash hand basin, WC, wall mounted mirror with light, access to storage cupboard (housing hot water cylinder)
- Seal unit double glazing and oil-fired central heating
- Outside: Sunnyvale is situated opposite the pretty parish church with low brick boundary wall extending into the courtyard. There is a wood store and a concealed area containing the oil tank. Garage in block and parking for residents and visitors. The charming and tranquil walled courtyard garden has been landscaped with mature shrubs and plants and paved terrace ideal for al fresco dining
- A Management committee run by the residents deals with maintenance of the gravelled drive, communal water treatment works and public liability insurance at a current quarterly cost of £150

The village of Tarrant Keyneston which lies between Wimborne and Blandford is surrounded by outstanding countryside. The village is served by a community hall, parish church, a network of paths and bridleways and the True Lovers Knot public house. The nearby towns of Blandford and Wimborne offer a variety of shops, boutiques and cafes/restaurants with the area becoming particularly sought after due to its outstanding educational facilities these include Bryanston, Clayesmore, Canford, Milton Abbey and Sandroyd.

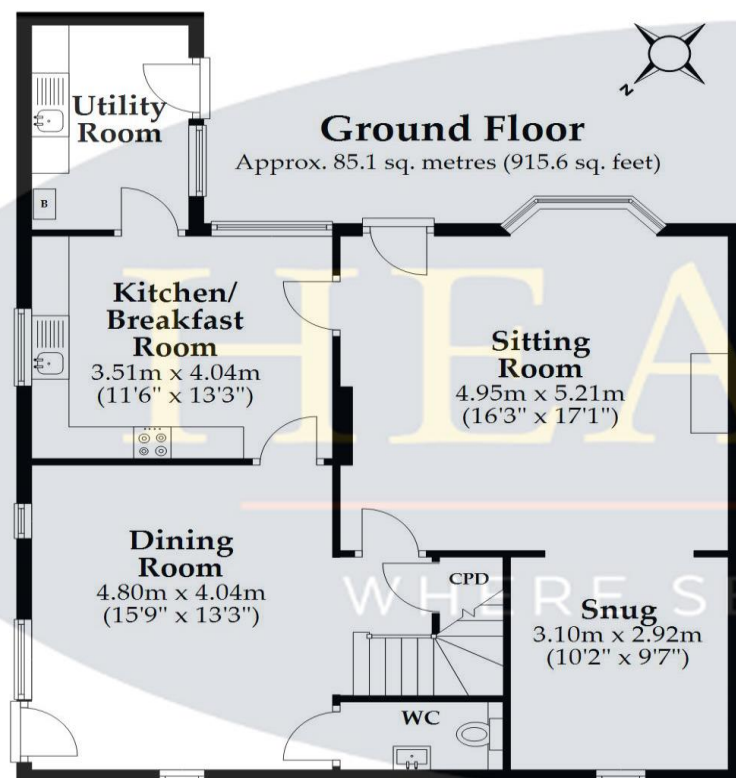
COUNCIL TAX BAND: E EPC RATING: D

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.

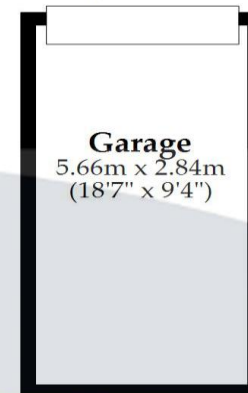




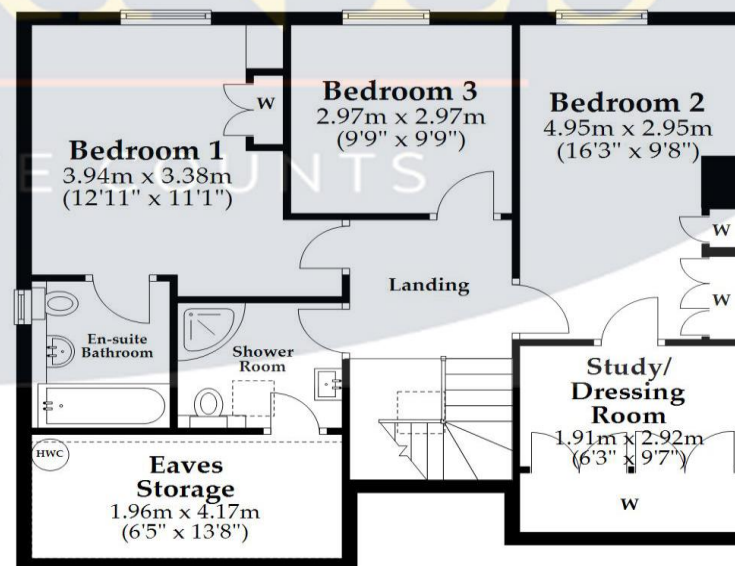
Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



Garage
Approx. 16.1 sq. metres (173.4 sq. feet)



First Floor
Approx. 75.6 sq. metres (813.7 sq. feet)



Total area: approx. 176.8 sq. metres (1902.7 sq. feet)

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







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