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Charlton Marshall
Blandford Forum, Dorset, DT11 9PB

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FREEHOLD PRICE: £395,000

Beautifully positioned within an exclusive courtyard setting this impressive two bedroom barn conversion style property offers stylish and contemporary living. The home features spacious and beautifully maintained accommodation with a generous size rear garden and delightful views over the Stour Valley.

- Reception hallway with modern cloakroom
- Good size sitting room with inset wood burning stove and dual aspect with door to garden and patio
- Spacious kitchen/dining room with range of contemporary high gloss units with worktops, inset gas hob with extractor fan over and electric oven below, integrated fridge freezer and dishwasher, space for washing machine, walk in cupboard housing boiler and space for tumble dryer, further walk in under stairs cupboard, space for table and chairs, rear aspect window and door to garden
- First floor landing with airing cupboard with fitted heater. In addition, there is a large storage cupboard with double doors
- Two double bedrooms with the main bedroom having built in wardrobes and bedroom two has a single built in wardrobe with display shelving
- Family bathroom with white three piece suite, shaver point and ladder style heated towel rail
- Outside: Block paved courtyard with access to carport with built in storage cupboards and parking space in front
- Superb 'L' shaped garden with patio leading onto a large expansive lawn area with an abundance of flower/tree/shrub borders and greenhouse enclosed by panel fencing. Views across the Stour Valley
- NB: The property is situated on a private road with communal landscaped areas and an orchard where residents are able to help themselves to apples. There is an annual charge of approximately £552.86
- Within a five minute walk there is access to the North Dorset Trailway which provides scenic walks and cycling routes

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: D EPC RATING: B

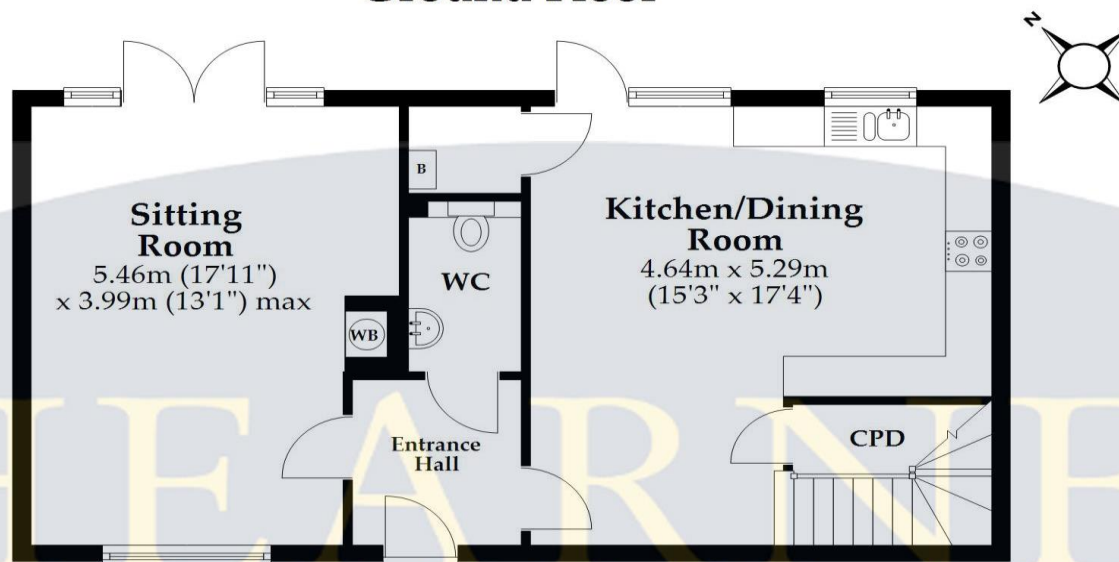
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



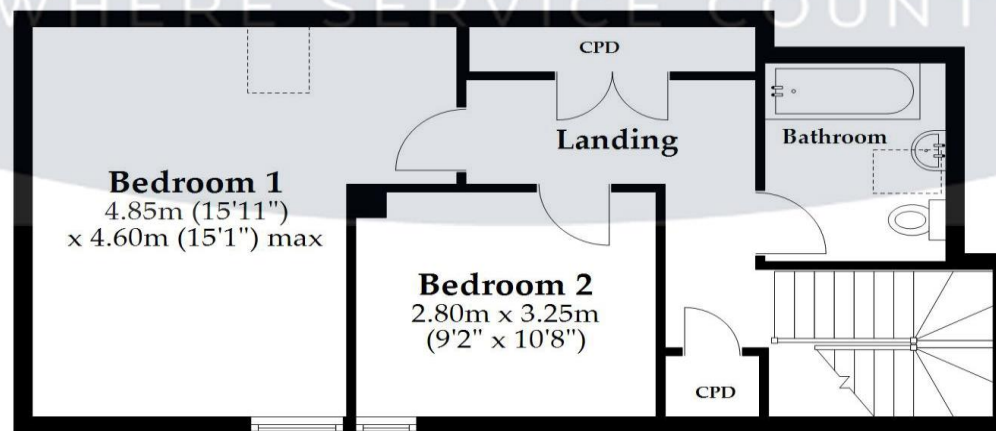


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



First Floor



Total Floor Area: approx.95 sq. metres (1023 sq. feet)

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





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