



Spetisbury, Dorset, DT11 9DW

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FREEHOLD PRICE: £700,000

A one-of-a-kind split level four double bedroom, two bathroom, three reception room family home with conservatory, double garage and parking for several cars set on a third of an acre plot with spectacular riverside and countryside views with fishing rights. This incredible home has been completely renovated over the past 23 years with great attention to detail offering a versatile split level family home with annex potential.

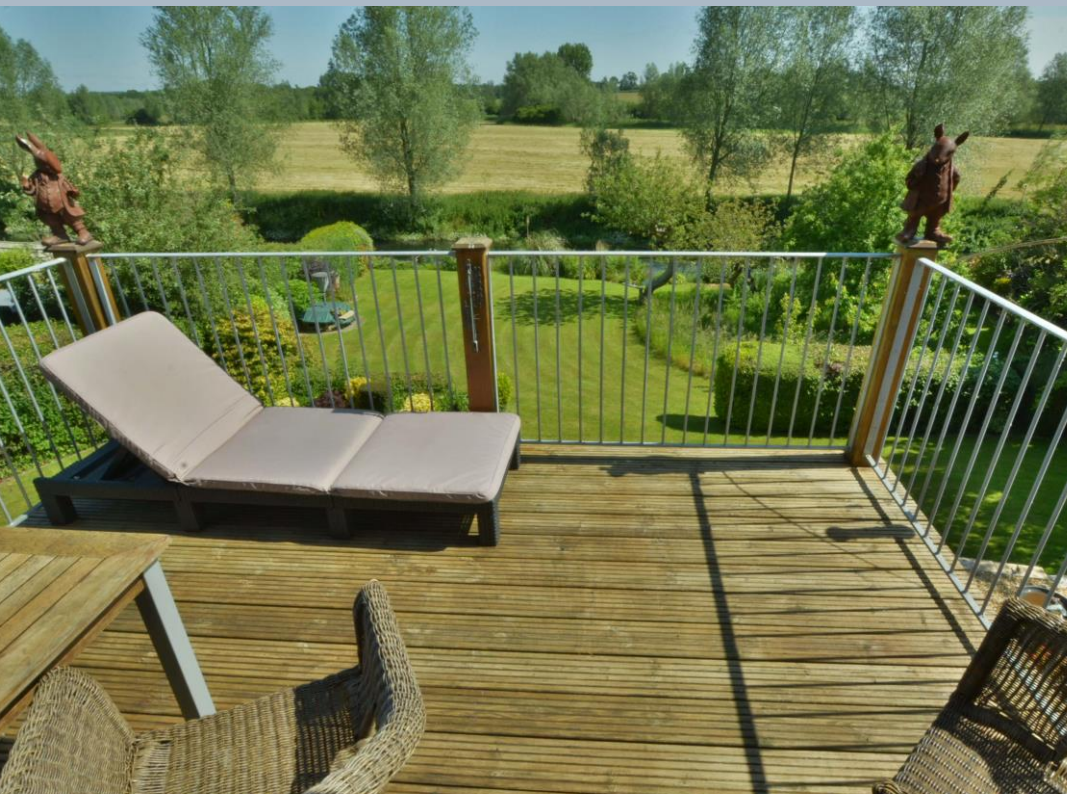
- Entrance hall with stairs to the ground floor
- Generous size sitting room with twin aspect, wood burner and river views
- Dining room with twin aspect and double-glazed sliding doors opening onto a large decked balcony overlooking the riverside views
- Kitchen with a range of oak units, pan drawers, complementary granite worktops, two Neff smart ovens and warming drawer, pull out larder, integrated fridge, freezer, dishwasher, pull-out bin cupboard, mobile island and double-glazed door providing access to the garden
- Two double bedrooms on the first floor, one with en suite shower and dressing room
- En suite shower and dressing room with walk in shower, wash hand basin set in a vanity unit, a wall of fitted wardrobes, WC and bidet
- On the lower level, two further double bedrooms both with superb views
- A second dining room with kitchenette, double glazed patio doors opening onto the large, elevated patio, gravel area ideal for al fresco dining
- Conservatory with radiator and garden views
- Contemporary family bathroom with shower over the bath, wash hand basin set in a vanity unit with matching range of wall mounted units, storage cupboard and access to boiler room
- Established landscaped grounds of a third of an acre offering superb riverside views visited by otters, kingfishers and birds of prey from time to time

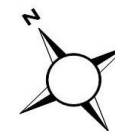
Spetisbury is a popular village with historic church, Primary School, farm shop and scenic walks along the River Stour and the North Dorset Trailway situated just south of Blandford Forum which offers an extensive range of amenities.

COUNCIL TAX BAND: E EPC RATING: C

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.

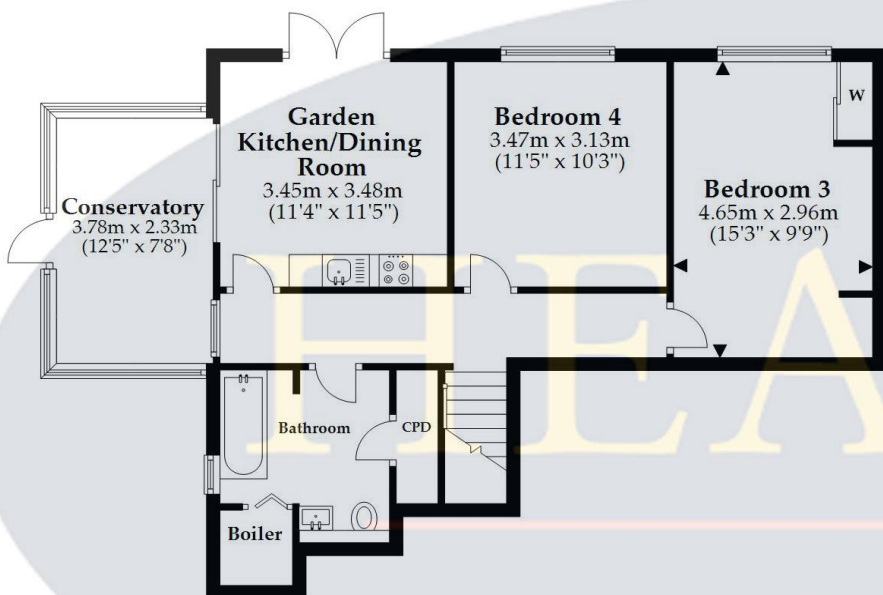






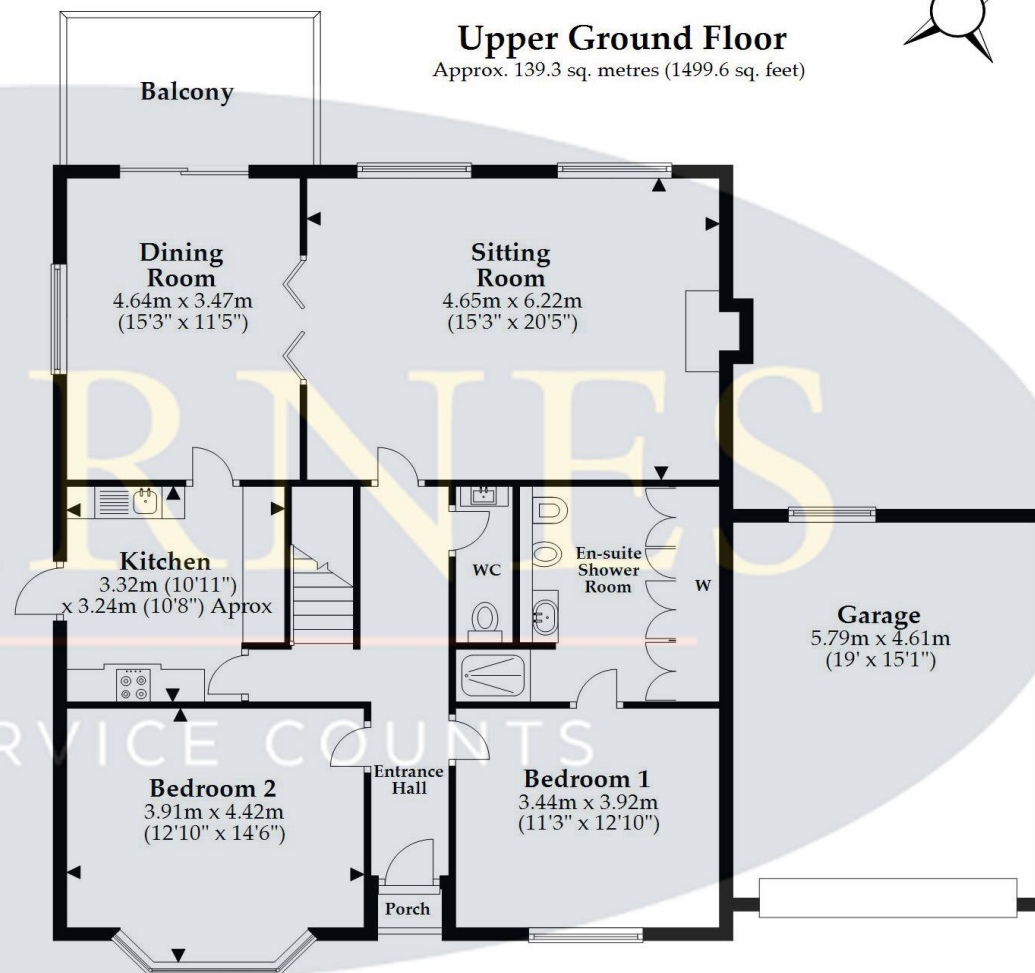
Lower Ground Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



Upper Ground Floor

Approx. 139.3 sq. metres (1499.6 sq. feet)



WHERE SERVICE COUNTS

Total area: approx. 204.7 sq. metres (2203.7 sq. feet)

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







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WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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