



**Tarrant Keyneston
Blandford, Dorset, DT11 9JE**

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FREEHOLD PRICE GUIDE £400,000

A spacious and superbly presented detached home which offers particularly generous and well planned ground floor accommodation as well as 3 double bedrooms and 2 shower/bathrooms, set in delightful well maintained enclosed gardens. The property was built in 1986 and the current owners have lived at the property for over 14 years and have lovingly updated and upgraded to a high standard.

The accommodation is approached via an attractive entrance porch leading to a spacious entrance hall with solid engineered oak flooring. A delightful 'L'-shaped lounge/dining then can be found with Minster stone fireplace and double opening doors leading into the sun conservatory overlooking the rear garden. The property benefits from 2 further reception rooms, a downstairs cloakroom and a good sized extensively fitted kitchen/breakfast room and separate utility room. From the entrance hall, stairs lead to the first floor landing where three double bedrooms can found along with a large family bathroom with shower enclosure and a separate further shower room which could easily be adapted into an en-suite for one of the bedrooms. The property also benefits from many features including upvc fascias, soffits and guttering, LPG gas central heating system with a modern boiler and upvc double glazed windows. The external walls of the property have been treated and painted with Weathercote with a 15 year guarantee from 2011.

At the front of the property there is off road parking for a number of cars leading to a single garage. The gardens are fully enclosed by stone walling and panelled fencing, having to the front garden an area laid to lawn with flower, tree and shrub borders with the rear garden again being laid to lawn with further patio areas and well stocked borders with a most attractive central water feature.

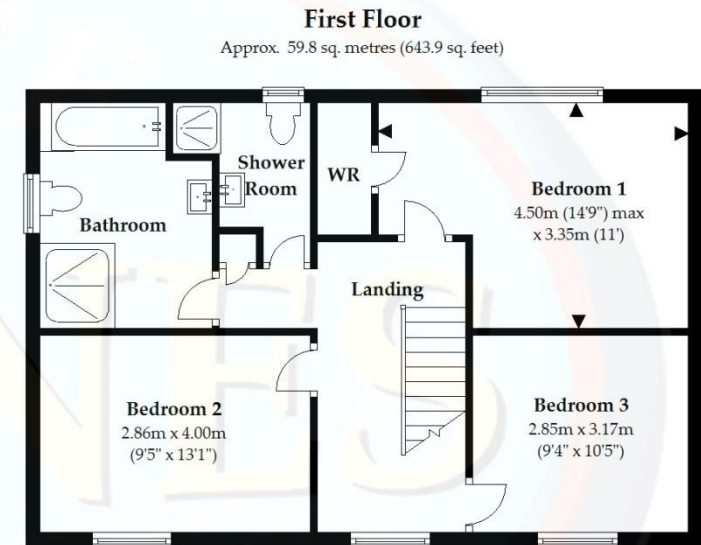
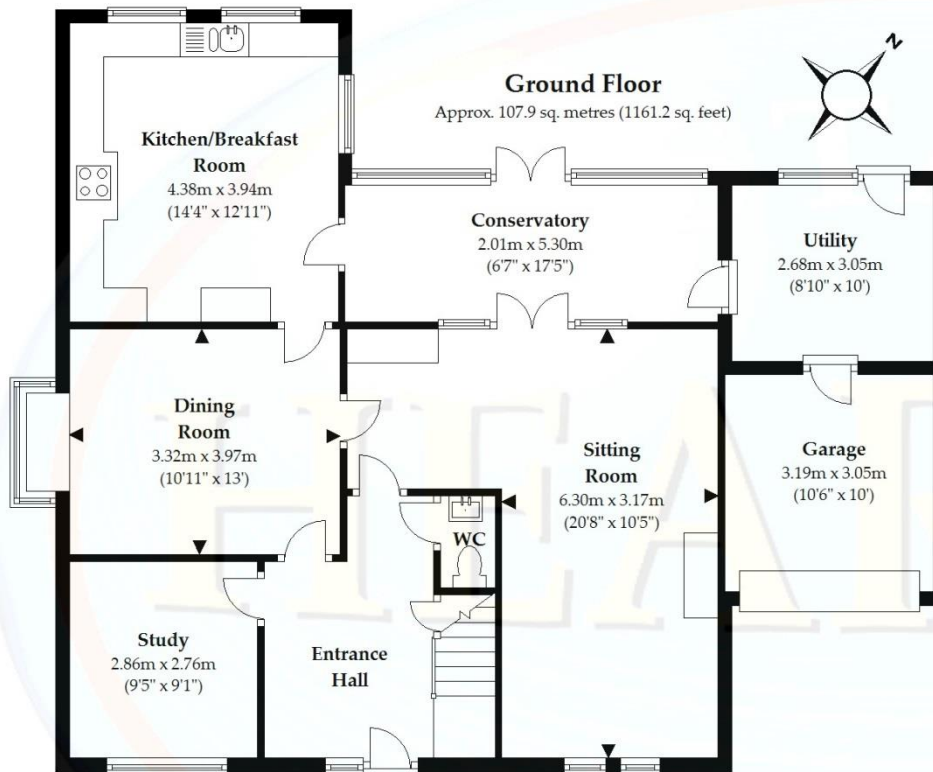
The village of Tarrant Keyneston, which lies between Wimborne and Blandford, is surrounded by outstanding countryside. The village is served by a community hall, parish church, a network of paths and bridleways and the True Lovers Knot public house. The nearby towns of Blandford and Wimborne offer a 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. The property is offered with vacant possession and must be viewed to fully appreciate.

COUNCIL TAX BAND: F

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





LJT SURVEYING Total area: approx. 167.7 sq. metres (1805.2 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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