



Christopher  
**Batten**

in association with

Winkworth

The Willows, 4 Beech Close, Spetisbury  
Blandford Forum, Dorset, DT11 9HG



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A stunning, contemporary style 4/5 bedroom detached house with a magnificent open plan kitchen/ dining/living area opening onto a superb terrace and long garden with direct frontage to the River Stour, set at the end of a small cul-de-sac away from the village road.

PRICE GUIDE: £950,000  
FREEHOLD

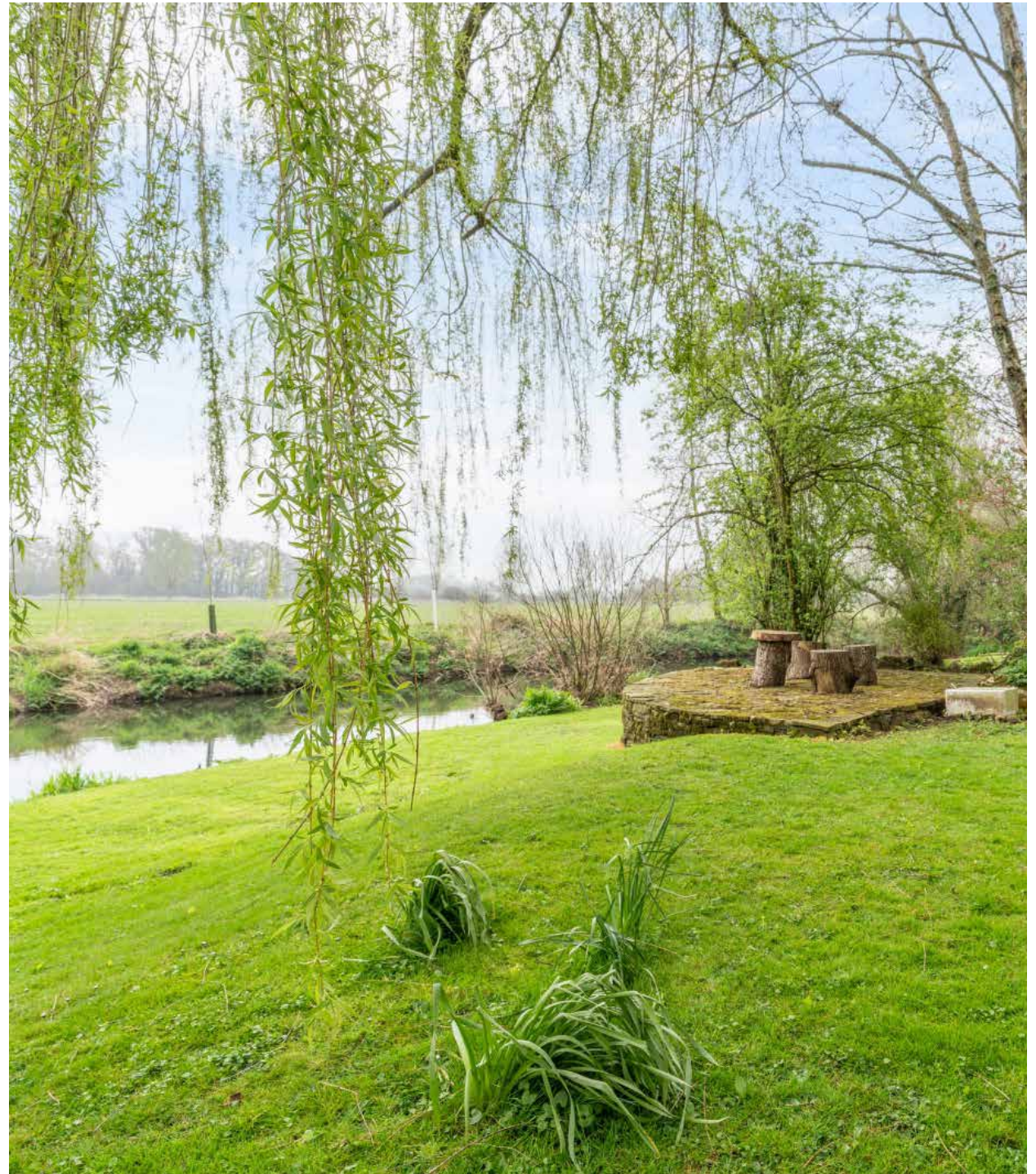
COUNCIL TAX: Band F

EPC RATING: Band C

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

This impressive village home has undergone a major programme of extension and re-modelling, and has been re-furbished to a high standard of specification including gas fired under floor heating to both ground and first floors, powder-coated aluminium double glazed windows, high quality kitchen and bathroom fittings, porcelain tiled floors throughout the ground floor, and Karndean flooring to the first floor. There are solar panels providing hot water, and a water softener system.

A high gabled entrance porch leads to a reception hall with a high vaulted ceiling and a personal door to the garage. The superb open plan living room/kitchen has full height aluminium powder-coated triple sliding doors to a large terrace, a raised wood burning stove, marble display plinth with storage below, and recessed log store.

The bespoke kitchen has quartz worktops, contrasting painted and wood veneer units including full height shelved larder, island/breakfast bar, full height fridge and freezer, 2 Siemens electric induction hobs, cooker hood above, teppanyaki hotplate, integrated dishwasher, twin Siemens ovens with steam and microwave provision, and sink with boiling/filtered water facilities.

There is a separate study/bedroom 5 and a fully tiled shower room with walk-in shower, concealed cistern WC and circular stone sink. The spacious utility room has sliding doors to storage, space and plumbing for washing machine, space for tumble dryer, airing cupboard housing Worcester gas central heating boiler and pressurised hot water system, and door to the rear garden.



From the hall, an oak staircase leads to the first floor. The superb principal suite has a high vaulted ceiling with a cathedral window and glazed double doors to a Juliet balcony, fitted drawers and dressing table, a dressing room and an en suite bath/shower room with walk-in shower, sunken bath, concealed cistern WC and wash basin.

There are 3 further double bedrooms, and the contemporary style family bathroom has a corner bath (with shower above), wash basin and WC.

A block paved driveway provides parking for several vehicles and leads to an integral garage with electric roller door, lighting and power points. A side gate gives access to the impressive rear garden where there is a raised terrace with wide steps down to a large lower patio suitable for alfresco dining, and a spacious garden studio with lighting and power. Plumbing can also be found to the rear of the property where there is a decking area, a hot tub and a further seating area.

Steps lead down to a large lawn interspersed with trees and shrubs, extending down to the River Stour, where there is a further seating area with boat access and fishing rights.

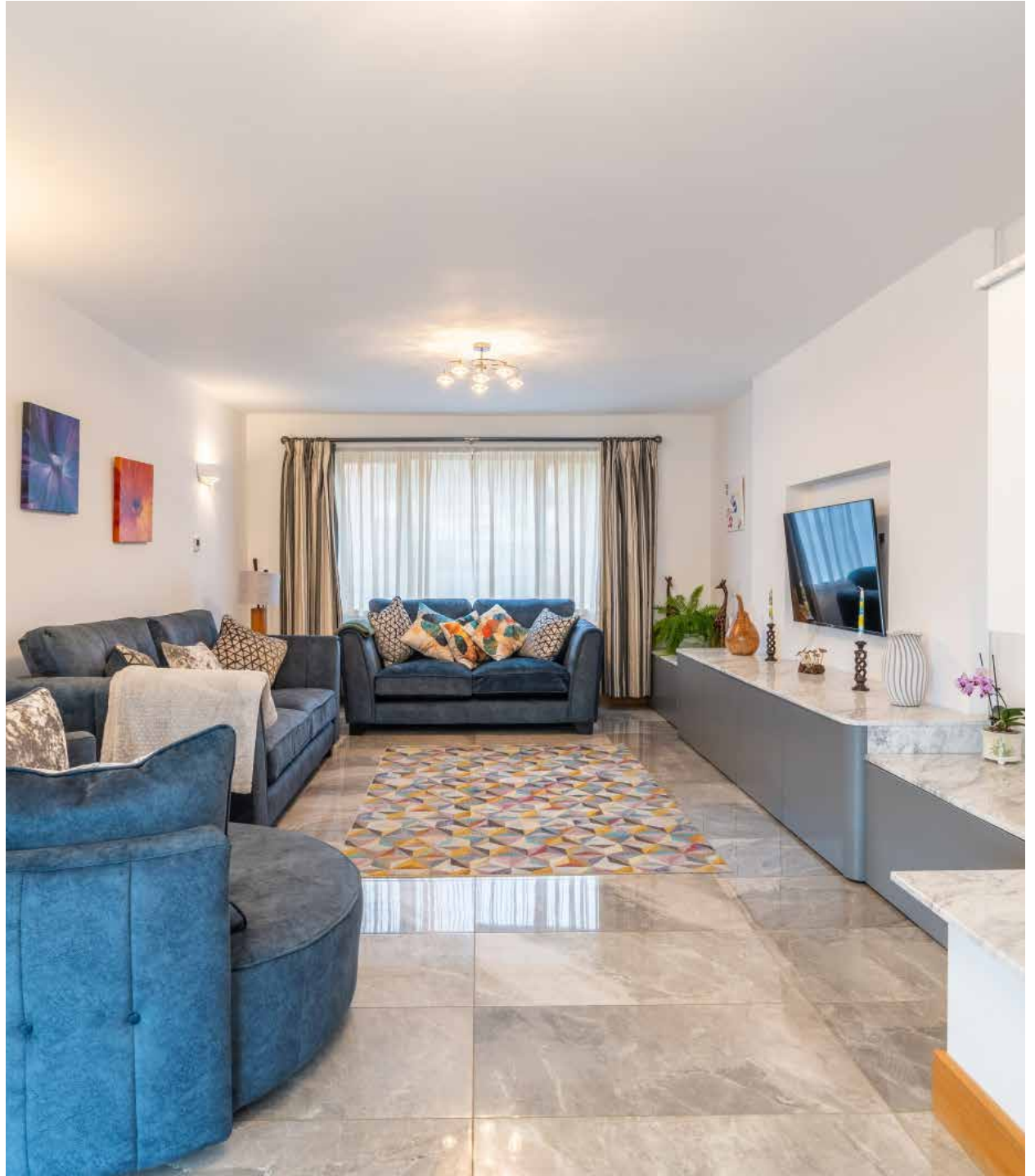
**DIRECTIONS:** From Blandford, proceed towards Poole on the A350, through Blandford St Mary and Charlton Marshall and into Spetisbury. Proceed past the primary school and church on the right. Take the first turning on the left into Beech Close, and proceed straight ahead. The Willows can be found at the end of the road.

From Wimborne, proceed west on the A31 to the Roundhouse roundabout at Sturminster Marshall, taking the third exit onto the A350 (towards Blandford.) Follow the A350 to Spetisbury, continuing ahead at the crossroads near Crawford Bridge. After about 3 quarters of a mile, turn right into Beech Close.























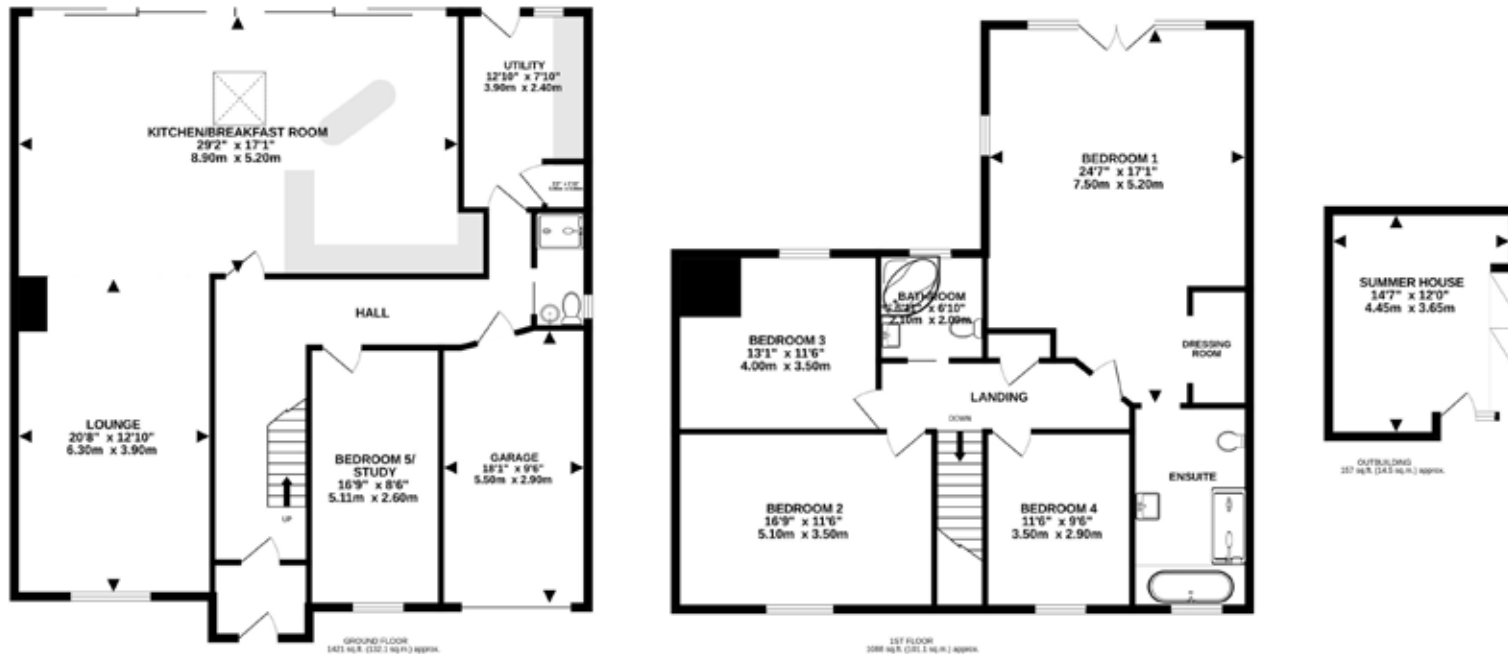




INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 2666 sq.ft. (247.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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