



2 CHINA LANE, TARRANT GUNVILLE,
BLANDFORD FORUM, DORSET,
DT11 8JR

£550,000 FREEHOLD

**A charming, spacious
4 bedroom terraced
cottage in the heart of
a picturesque village
nestled in idyllic
countryside, providing
a wealth of scenic
walks.**





DESCRIPTION:

This delightful cottage was built circa 1898 as a farm cottage for the Eastbury estate and has brick and flint elevations, cob walls and a slate roof. In 2020 it underwent a large 2-storey extension and was re-wired, re-plumbed and refurbished. There is a superb contemporary style kitchen/dining room with a utility area and French doors to the rear garden.

China Lane is an unmade 'no through' track, and, directly opposite the cottage there is a large double garage/workshop complex with ample off road parking. The property's pretty rear garden extends behind the adjoining property, and has recently been landscaped.

Connected to mains water and electricity, the property has a private drainage system which is shared with the adjoining property. There is UPVC double glazing, and a wood burner supplies the central heating and hot water. There is a large thermal store within the roof space. Agents' Note: The heating could be converted to oil or LPG central heating, if required.



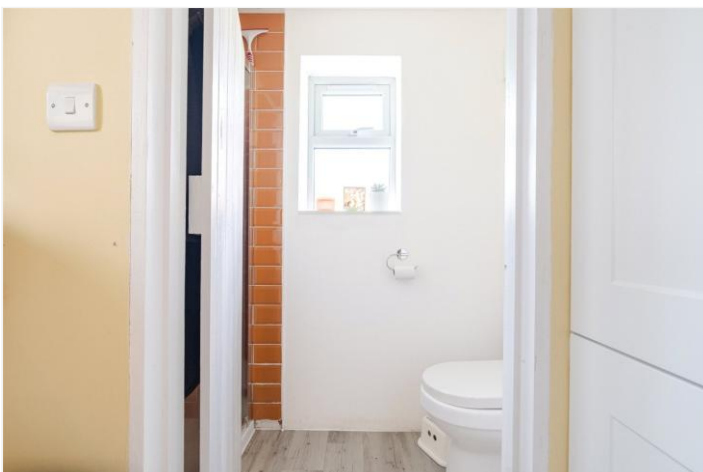




A spacious entrance porch with a pitched roof and a tiled floor leads to a boot/coat room.



The charming sitting room features a wood burner and under stairs storage space, and leads to a superb open plan kitchen/dining room with skylight, and French doors to the garden. The kitchen features an excellent range of modern units and solid worktops, a peninsular unit/breakfast bar with inset sink and integrated dishwasher, electric hob, extractor, Bosch electric oven and microwave. Agents' Note: a drawer fridge is available by separate negotiation. There is a utility area with sink, integrated freezer, space and plumbing for washing machine and tumble dryer, and door to a ground floor shower room with WC, sink and electric shower.



Also accessible from the kitchen/dining room is a study/bedroom 4 with open fireplace, and exposed floorboards.

From the sitting room, stairs lead to the first floor landing. Bedroom 1 is a spacious room with a skylight and a gable end window offering a views of the rear garden.





Bedroom 2 has a fireplace, a loft access and a built-in cupboard. There is a third bedroom, and a family bathroom with WC, wash basin, slipper style bath, towel radiator and open-fronted shelving.

Directly opposite the cottage is a large parking area with a double garage/workshop complex comprising 2 garages with timber swing doors, lighting and power points, and a workshop (with lighting, power points and a staircase to an attic storage space). The front garden has a footpath to the front door, flanked by lawns, shrubs and a timber woodstore.

The rear garden has a block paved terrace, a newly laid lawn, flower and shrub borders, and a brick outbuilding with a pitched roof. The nicely enclosed garden extends behind the neighbouring property where there is a further lawn with apple trees.

COUNCIL TAX:

Band C

EPC RATING:

Band C

LOCATION:

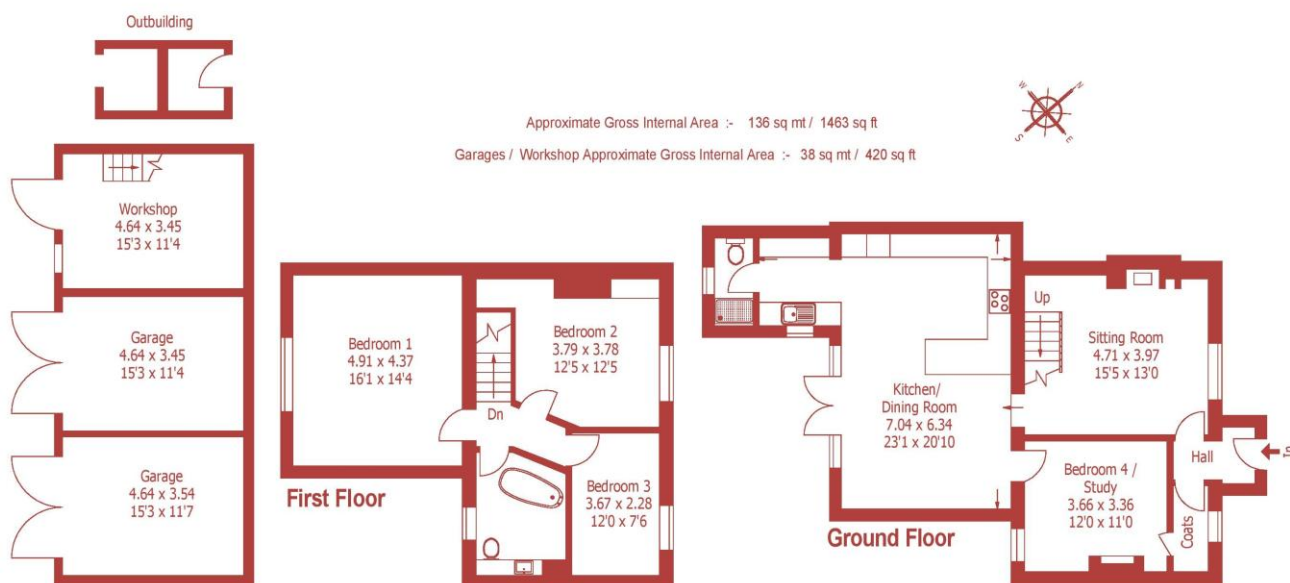
Tarrant Gunville is a picturesque village with a parish church and a modern village hall, about 5 miles north east of the market town of Blandford Forum and enjoying easy access to the city of Salisbury, which has a mainline rail link to London Waterloo.

DIRECTIONS:

From the A354 Blandford, Salisbury Road, turn into Tarrant Hinton and proceed through this village and on to Tarrant Gunville. Proceed past the village hall on the right hand side, and turn right into China Lane, an unmade, 'no through' track. Number 2 can be found on the left hand side.







For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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