



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

A well presented 3 double bedroom detached chalet style house set in a small cul-de-sac in the heart of this picturesque village, enjoying easy access to both Blandford Forum and Wimborne Minster.



**GUIDE PRICE: £625,000
FREEHOLD**

COUNCIL TAX: Band E

EPC RATING: Band E





Refurbished and well maintained, the property benefits from electric night storage heating, replacement UPVC double glazing, a conservatory, a modern bathroom and shower room, ample off road parking, a long garage and a private garden with a delightful woodland area.

There is a spacious reception hall with built-in cupboards, and a door to the rear garden, and a ground floor shower room.

The large, dual aspect L-shaped lounge/dining room features timber laminate flooring and a wood burning stove. French doors lead to a conservatory with double doors to the garden.

From the dining area, there is a glazed serving hatch to the dual aspect kitchen/breakfast room, which has a modern units, a larder cupboard, ample worktops, electric induction hob, extractor, electric double oven, space and plumbing for washing machine and dishwasher, and space for fridge-freezer and tumble dryer.



1



3



2



From the hall, stairs lead to a spacious galleried landing with a study area, loft access and an airing cupboard.

Bedroom 1 has built-in wardrobes and access points to eaves storage space.

Bedroom 2 has a dual aspect with views onto open countryside, a range of built-in wardrobes and a vanity wash basin, and there is a third bedroom and a family bathroom.

The house is set back from the cul-de-sac, with a front lawn and shrub borders. A long driveway provides ample off road parking and leads to a large garage with electric up-and-over door, side window, power points, and ample eaves storage space beneath the pitched roof.

A side gate gives access to a nicely established, private rear garden with 2 patios, a lawn, shrubs and trees, a timber shed and greenhouse to the rear of the garage, and a woodland area.



Location: Tarrant Keyneston (also spelt 'Keynston') is a popular village beside the River Tarrant, a tributary of the Stour, in the beautiful Tarrant Valley, between the market towns of Blandford Forum and Wimborne Minster. It benefits from a parish church, a village hall and The True Lovers Knot Inn, all of which host regular events, and is surrounded by idyllic countryside. There are primary/first schools in nearby Spetisbury, Witchampton and Pamphill, and both Blandford and Wimborne offer a range of state schools, shops and other amenities. The wider area is well served by independent schools including Dumpton, Castle Court, Canford and Bryanston. The coastal town of Poole, which has a mainline rail link to London Waterloo, is within 30 minutes' drive.

Directions: From Wimborne, proceed towards Blandford on the B3082, passing Kingston Lacy House and driving through the avenue of beech trees beside Badbury Rings. Drop down the hill into Tarrant Keyneston and, with The True Lovers Knot Inn on the right, turn left onto Valley Road. Proceed past the village hall on the left and continue around a bend with a tall beech hedge on the right. After a short, straight stretch, turn right into the cul-de-sac, and Heatheridge is the first house on the right.





INCLUDING OUTBUILDING

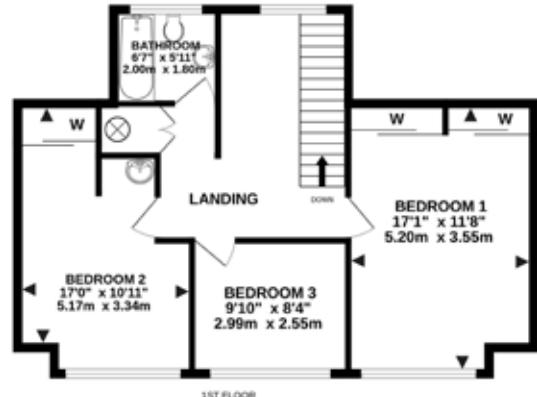
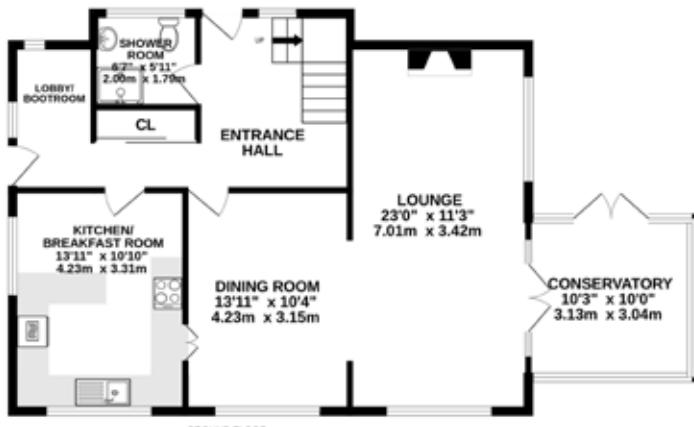
TOTAL FLOOR AREA : 1731 sq.ft. (160.8 sq.m.) approx.

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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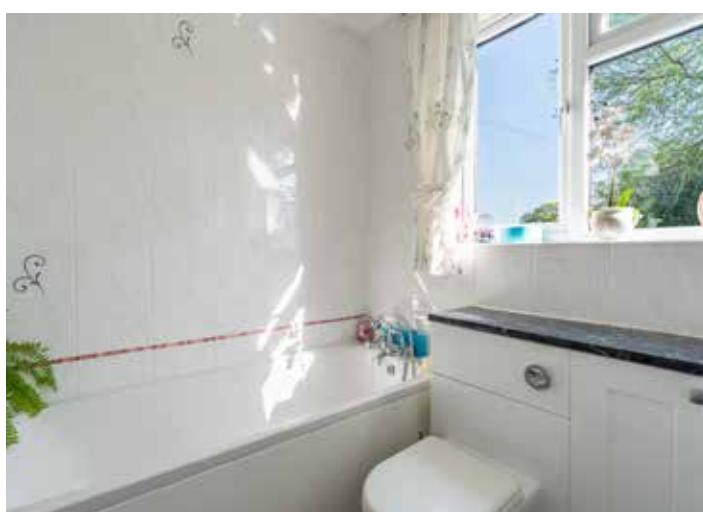
LARGE GARAGE
16'3" x 14'1"
4.95m x 4.30m

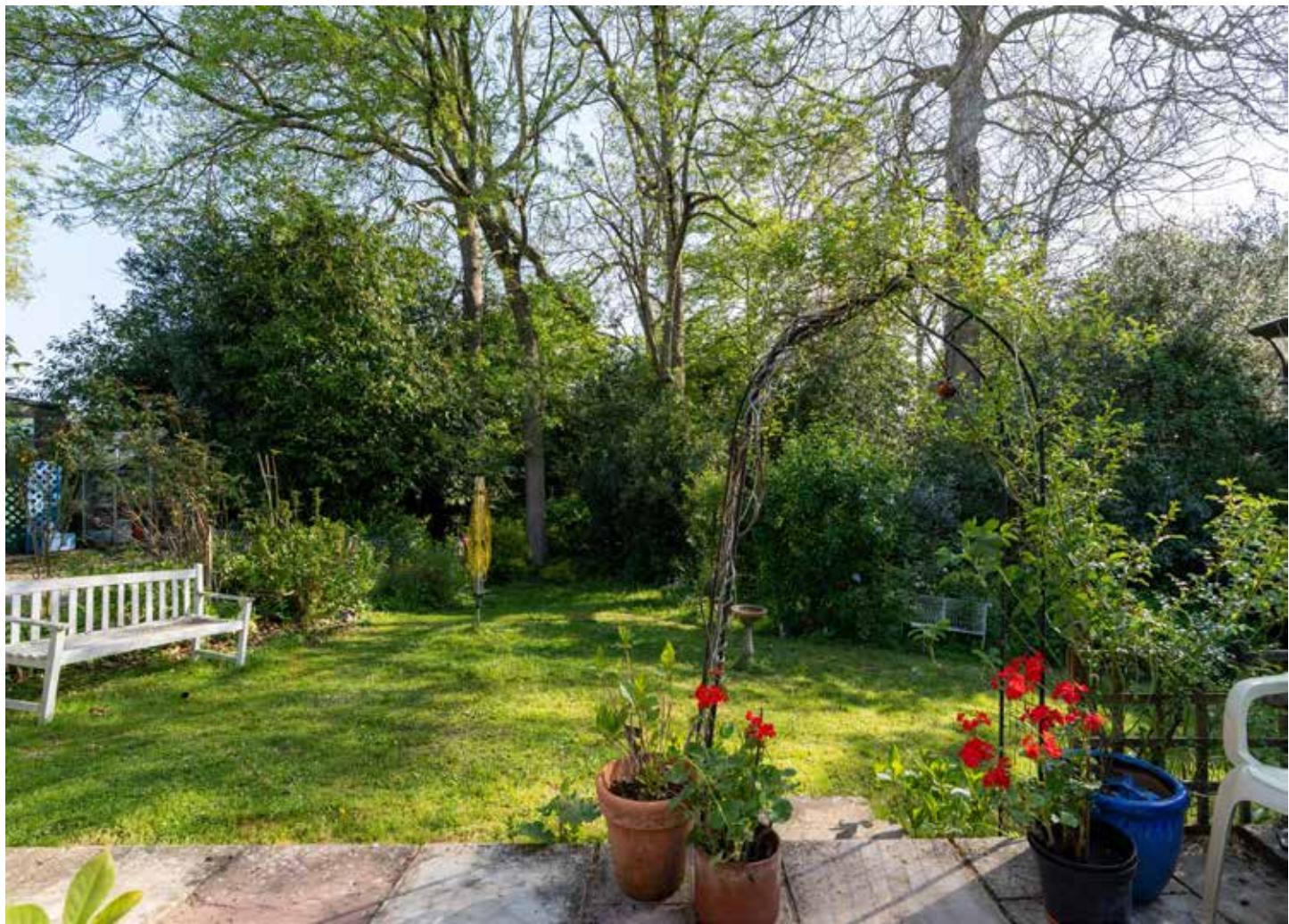
OUTBUILDING
229 sq.ft. (21.3 sq.m.) approx.

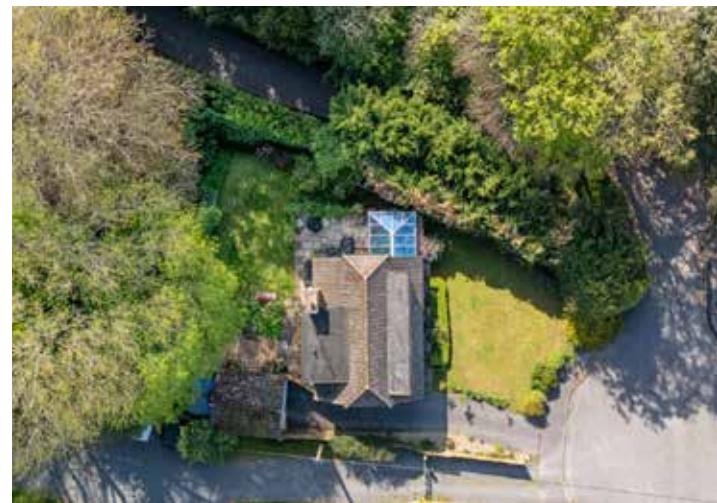


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