



Fair Views, Winterborne Zelston, Blandford Forum, Dorset, DT11 9EU

A deceptively spacious, modern split level detached house extending to nearly 3,000 sq ft of adaptable accommodation including a self contained home office/practice room/ games room/potential annexe, situated in the picturesque village of Winterborne Zelston, and offered for sale with
NO FORWARD CHAIN.

PRICE GUIDE: £699,950
FREEHOLD





Built to a high standard of specification in 2001, this bright and sunny family home stands in attractive gardens with outstanding views over the surrounding countryside, double garaging and ample off road parking.

The generous accommodation is arranged on 4 levels accessed by 2 separate staircases. It includes a living room, a dining room, a kitchen/breakfast room, 2 en suite shower rooms, a family bath/shower room, 2 cloakrooms and a large lower ground floor area which could be used as a self-contained annexe/home office/practice room/games room with its own internal and external access.



The property benefits from oil fired central heating, UPVC double glazing, and easy road access to the coastal town of Poole, the county town of Dorchester, and the market towns of Blandford Forum and Wimborne Minster.



A wrought iron staircase (with balustrade) leads to the front door.


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There is an entrance hallway with a cloakroom, an arched window, and double doors to an impressive dining room overlooking the garden. Also on this level is bedroom 2, a large dual aspect room with superb views and an en suite shower room.

There is an impressive kitchen/breakfast room with an excellent range of granite work surfaces and French oak units, matching island/breakfast bar, 1.5 bowl stainless steel sink, a range of integrated appliances and a UPVC double glazed door and full height windows to the garden. The kitchen has superb views over the village and farmland beyond.



From the hallway, steps lead up to the main living room which has a feature brick fireplace with inset wood burning stove, and an attractive box bay window overlooking the garden.

A staircase leads down from the hallway to a lower hall, off of which there are 3 bedrooms and a cupboard housing the boiler and hot water cylinder.



Bedroom 1 is an impressive, L-shaped double room with a comprehensive range of built-in wardrobes, a double glazed door and full height windows to the garden, and an en suite shower room. There are 2 further bedrooms, one of which has a casement door and full height windows to the terrace, and a family bath/shower room.

From the kitchen/breakfast room, a second staircase leads down to an annexe/studio/lower hall which gives access to a utility room (with door to outside and space for white goods) a cloakroom, and the garage.



The annexe/home office/practice room/games room is an impressive area of approx 400 sq ft, with a door to the driveway. It is heated by radiators, has a store room, and could be utilised as a self-contained unit.

The integral double garage has a loft storage space and an electric door. The front garden is accessed via a paved slipway leading to a large gravelled courtyard with space for at least 3 vehicles. A high mixed hedge screens the front garden from the road. There is access to the rear garden which is enclosed by close boarded fencing and high hedges offering privacy.





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There is a large, flat lawn with planted borders, 2 terraces, an entertaining area and 2 mature trees. To the western side of the house there is a large terrace, a planted rockery and a barbecue area.

LOCATION: Situated in this picturesque village of Winterborne Zelston, a popular Dorset village in the picturesque Winterborne Valley, about 8 miles from the market town of Wimborne, and within 30 minutes' drive of the coastal towns of Poole and the county town of Dorchester.

DIRECTIONS: From Wimborne, proceed along Julians Road to the Lake Gates roundabout, and take the third exit onto the A31, signposted to Dorchester. At the Roundhouse roundabout at Sturminster Marshall, take the second exit and continue towards Bere Regis and Dorchester. Proceed past Charborough Park and The World's End on the left. As you approach the Botany Bay Inne on the left, turn right into Winterborne Zelston, and Fair Views can be found on the left hand side.

COUNCIL TAX: Band F.

EPC RATING: Band D.







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