



BOURNEMOUTH ROAD
BLANDFORD FORUM, DT11 9NF



GUIDE PRICE £410,000

- CONVERTED DETACHED CHALET BUNGALOW
- SOUGHT AFTER VILLAGE OF CHARLTON MARSHALL
- BACKING ONTO BEAUTIFUL COUNTRYSIDE
- VERSATILE ACCOMMODATION
- RENOVATED TO AN EXTREMELY HIGH STANDARD
- 3 BEDROOMS & 2 RECEPTIONS
- KITCHEN/BREAKFAST ROOM & SEPARATE DINING ROOM
- OUTSIDE UTILITY
- SOUTHERLY FACING REAR GARDEN
- GARAGE & CARPORT

Located near the charming village of Charlton Marshall, this delightful, detached chalet bungalow offers three spacious bedrooms and two well-appointed bathrooms with stunning panoramic countryside views at the rear.

This property is not only aesthetically pleasing but also environmentally conscious, with features designed to reduce running costs and carbon footprint. Planning approval for a balcony to the master bedroom offers the opportunity to enhance your living space further.

As you enter, you are welcomed by an inviting entrance porch that leads to a bright entrance hall, featuring a striking spiral staircase that ascends to the upper level. The ground floor boasts two generous reception rooms, including a cosy lounge with a feature fireplace that flows seamlessly into a lovely conservatory, perfect for enjoying the surrounding views. The kitchen/breakfast room is equipped with integrated appliances, a free-standing island, and a breakfast bar, making it an excellent space for entertaining. Double doors open to the dining room, enhancing the flow of the home.

The ground floor also includes a convenient double bedroom with an en-suite shower room, while two additional bedrooms are located upstairs. The master bedroom is particularly impressive, featuring windows that frame stunning views of the open fields and countryside, a Juliet balcony, and a built-in wardrobe/dressing area leading to a separate cloakroom. The second bedroom is a generous single,



there is also a four piece family bathroom. with the addition of a dormer window, the loft space has potential to be used as playroom/study/4th bedroom (STPP).

Outside, is equally appealing with a useful utility room, complete with a stable door, low-level WC, and plumbing for a washing machine plus a driveway offering ample off-road parking, a garage, and a carport. The front garden is beautifully landscaped, with lighting on a timer, while the rear garden is a true highlight, backing onto picturesque fields. This space is mainly laid to lawn, with a shingle border, hedge surround, and a charming pergola seating area, perfect for al fresco dining or simply enjoying the serene surroundings.

Additional Information

Energy Performance Rating: C

Council Tax Band: D

Tenure: Freehold

Accessibility / Adaptations: Downstairs bedroom & shower room

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: The property sits on the edge of a conservation area, but we are unable to confirm if the property is within the conservation area

Listed building: No

Tree Preservation Order: No

Parking: Private driveway, garage & carport

Utilities: Mains electricity, mains gas, mains water

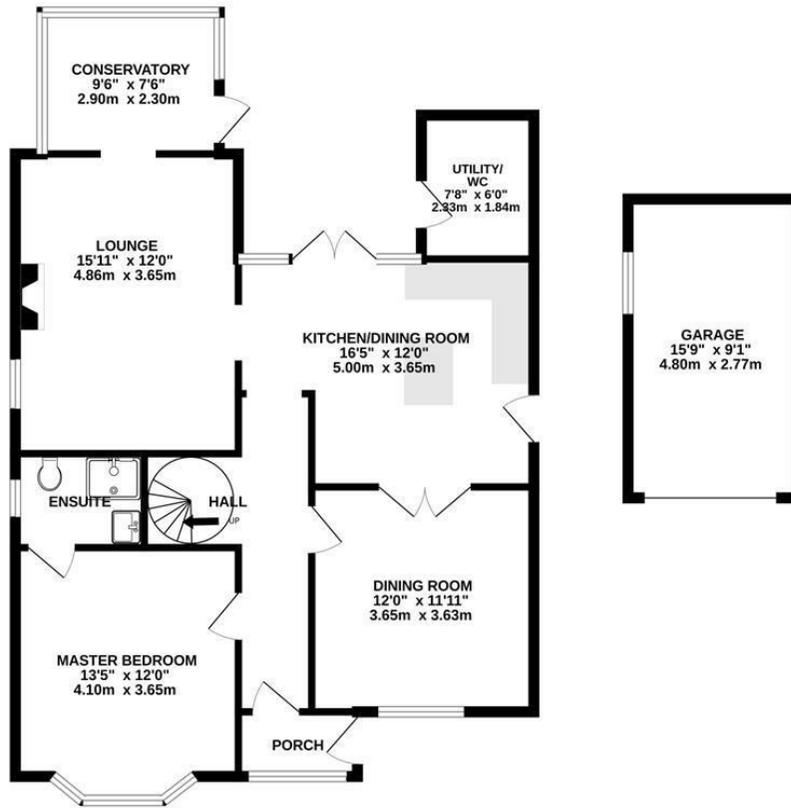
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

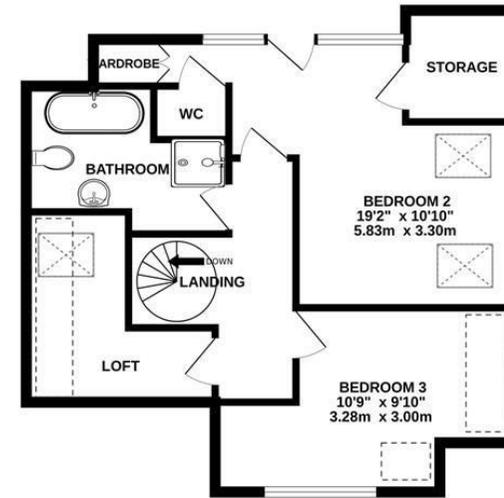
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1066 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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A scenic view of a green field, likely a farm or rural property. In the foreground, there is a large, textured tree trunk on the right and a smaller, bare tree on the left. A wire fence runs across the middle ground, separating the foreground from a vast, bright green field. In the background, there are more trees and a clear blue sky. A wooden building is partially visible on the right side.

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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595