



Sunnyvale, 1 Church Close
Tarrant Keyneston, Blandford Forum, DT11 9LD

A beautifully presented 3 double bedroom semi-detached barn conversion style cottage in a small courtyard tucked away from busy roads, in the picturesque village of Tarrant Keyneston.

Directions: From Wimborne, proceed towards Blandford on the B3078, through the avenue of trees beside Badbury Rings, entering Tarrant Keyneston as you drop down the hill. At the True Lovers Knot Inn, turn left and proceed along the valley road for 0.8 of a mile. Church Close can be found on the left hand side, opposite All Saints' Church.

ASKING PRICE: £625,000

FREEHOLD

Christopher
Batten

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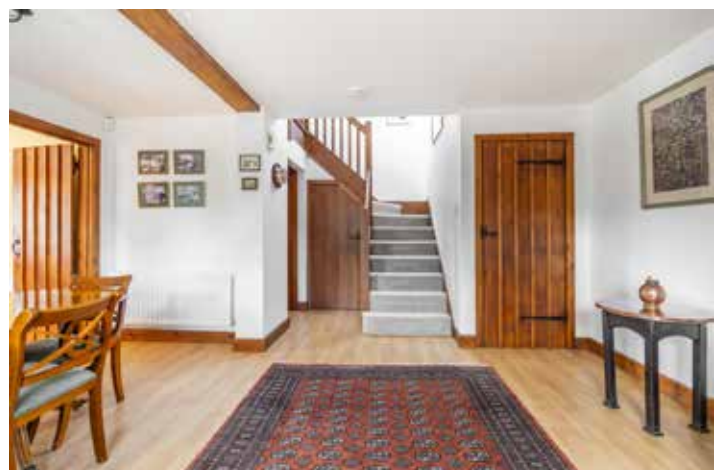




Built to a high standard of specification in 2001, as part of a delightful enclave of barn conversions and new build character homes on the site of the former farmyard of Manor Farm, Sunnyvale enjoys a quiet position almost a mile from the B3082, opposite the lovely All Saints' Church, with access to lovely country walks.

The house has attractive brick, flint and render elevations, a slate roof, oil fired central heating and timber sealed unit double glazed windows, and is offered for sale in exemplary condition throughout. It benefits from a garage and a private walled courtyard garden.

This stylish home has many character features including exposed oak beams and timbers, a brick inglenook style fireplace with a wood burner, and solid oak internal doors.



 1  3  1



Owned by our clients since new, and maintained to a high standard, Sunnyvale has undergone a course of refurbishment including re-fitting of the bathroom, en suite and cloakroom.

A management committee run by the residents deals with maintenance of the gravelled drive and communal water treatment works, and public liability insurance, at a current quarterly cost of £150.

An entrance porch and stable door lead to a large dining hall with oak beamed ceiling under stairs cupboard, and there is a cloakroom (with concealed cistern WC and wash basin.)

The charming lounge features a brick inglenook style fireplace with a wood burner, an attractive bay window (with a fitted window seat concealing storage) and a door to the rear walled garden. Off the lounge is a family snug with timber uprights.

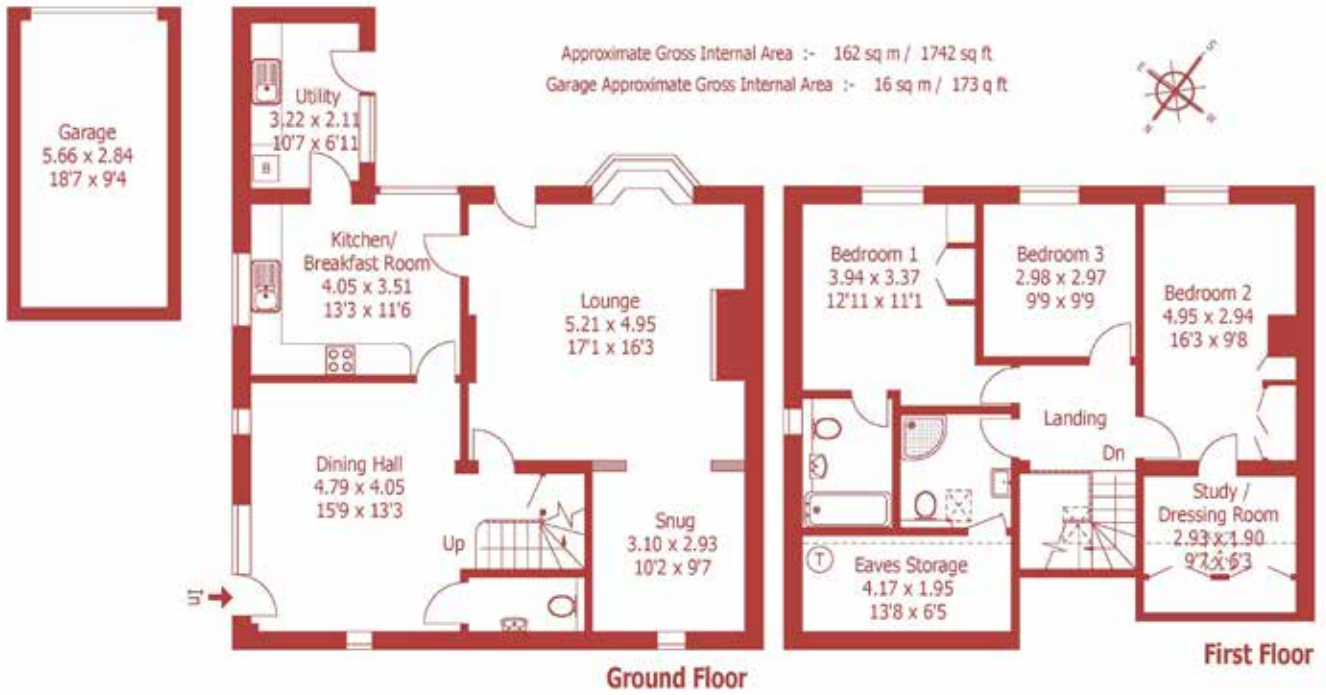


The dual aspect kitchen/breakfast room has an excellent range of oak-faced units, quartz work surfaces, a ceramic tiled floor, and integrated appliances including induction hob, extractor, electric double oven, dishwasher and fridge-freezer. There is a separate utility room with vaulted ceiling, sink, space and plumbing for washing machine, space for fridge, Grant oil fired central heating boiler, and door to the garden.

From the dining hall, stairs lead to the semi-galleried first floor landing which has a retractable ladder to the partly boarded loft (with fitted light.)

Bedroom 1 has a fitted double wardrobe and an en suite bathroom (comprising bath, wash basin with drawers below, concealed cistern WC, and towel radiator.) Bedroom 2 has fitted wardrobes and an en suite dressing room/study with conservation style skylight and access to eaves storage space. Bedroom 3 is a further double room with a view onto the rear courtyard.





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



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The family shower room includes a wash basin, a concealed cistern WC, a corner shower, a wall mounted mirror with fitted light, rooflight, and access to a large eaves storage cupboard (which contains the hot water cylinder and has a fitted light.)

Sunnyvale sits opposite the pretty parish church, with a low brick boundary wall extending into the courtyard. There is a woodstore, a concealed area containing the oil storage tank, a garage in the nearby garage complex, and parking for residents and visitors.

A gate provides access to the walled courtyard garden which has been landscaped and well maintained, and features a paved terrace ideal for al fresco dining, and planting including roses, hydrangeas, clematis and a grape-vine.





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.

Council Tax: Band E

EPC Rating: Band D



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