



1 OLD BAKERY COTTAGES, 318 BOURNEMOUTH ROAD, CHARLTON MARSHALL,
BLANDFORD FORUM, DORSET, DT11 9NH
£275,000 FREEHOLD

A CHARMING 3 STOREY END OF TERRACE VICTORIAN COTTAGE OFFERING IMMENSE CHARACTER, IN THE HEART OF A POPULAR NORTH DORSET VILLAGE.

SUMMARY:

Built circa 1855, the property was formerly the village shop. In more recent years it has been renovated and refurbished, and benefits from gas central heating and is mostly double glazed. The pretty and light sitting room features a brick fireplace with wood burner, and a fitted window seat. There is a delightful cottage garden to the rear, and an allocated parking space.

AT A GLANCE

- Charming sitting/dining room with wood burner & window seat
- Attractive kitchen with door to the cottage garden
- First floor bedroom, shower room & store room/office
- Second floor bedroom
- Opposite the village pub



DESCRIPTION:

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A gabled porch with stained glass windows leads to the charming, dual aspect sitting/dining room which has an exposed brick chimney breast with a wood burner, a fitted bench storage seat, and an under stairs cupboard.

The kitchen was re-fitted in 2017 and has modern units, integrated washing machine, fridge and freezer, 5-burner range cooker with 2 electric ovens, extractor hood, ceramic tiled floor, wall mounted Worcester gas boiler, and double glazed door to the garden.

From the dining room, stairs lead to the first floor landing.



Bedroom 1 has a range of wardrobes, and a UPVC double glazed window with a deep sill looking onto The Charlton Inn. There is a shower room with fully tiled walls, WC, corner shower and wash basin, and a store room/office with rooflight and airing cupboard. On the second floor, bedroom 2 has rooflights, a gable window, exposed floorboards, and access to eaves storage.

There is an allocated space directly in front of the property, and a side gate leads to a delightful, private cottage garden with patio, raised lawn, timber shed, side gate and a wealth of planting.

LOCATION:

Charlton Marshall is a popular village situated close to the market town of Blandford Forum. The village has a church and parish rooms, a modern village hall and The Charlton Inn pub/restaurant, and enjoys easy access to scenic walks and cycling along the North Dorset Trailway. A farm shop with bar/restaurant is within walking distance at Spetisbury. Primary schools are available in the adjacent villages of Spetisbury and Blandford St Mary, and a Tesco supermarket is within just over 1.5 miles. The market towns of Blandford and Wimborne Minster offer a wide range of amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo, is within 30 minutes' drive.

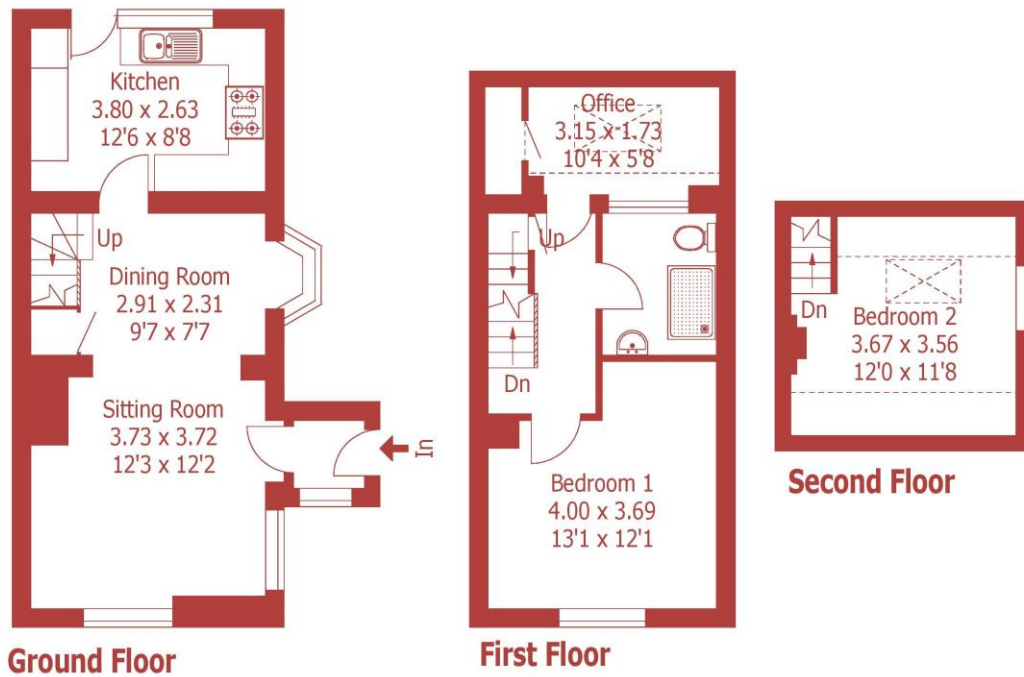
COUNCIL TAX: Band C

DIRECTIONS:

From the Roundhouse roundabout in Sturminster Marshall, proceed along the A350 towards Blandford, passing through the village of Spetisbury. As you enter Charlton Marshall, proceed past The Charlton Inn, and turn left into a small slip road. The property is on the left.



Approximate Gross Internal Area :- 82 sq m / 880 sq ft



For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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