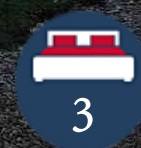




£2,595 pcm

Freehold

TARRANT HINTON, BLANDFORD FORUM DT11 8JE



- ◆ **DETACHED PROPERTY**
- ◆ **SECLUDED RURAL POSITION**
- ◆ **REFURBISHED TO A HIGH STANDARD**
- ◆ **MASTER BEDROOM SUITE**

An well appointed and secluded, three-bedroom detached property sat in private gated gardens and enjoying uninterrupted rural views across rural Dorset. The property is nestled within the village of Tarrant Hinton and enjoys a private setting surrounded by open farmland and rural countryside.

This beautifully refurbished property has been upgraded to an exceptional standard, offering stylish and contemporary living. Boasting modern décor throughout, the home features brand-new carpets and blinds to the kitchen and bathrooms. High-quality Karndean flooring, creating a fresh and elegant feel. The bathroom, ensuite, and cloakroom have all been newly fitted with sleek, modern suites, enhancing both comfort and style. Externally, a brand-new driveway has been laid with ornate gravel, providing both practicality and curb appeal.

The property is approached via wooden gates and the garden has been tastefully laid to lawn with a variety of mature flower beds and borders. The boundaries are clearly denoted by post and rail stock wire fencing and new 6ft feather edge fencing. Furthermore there is a summer house in the rear garden that can be used for storage. The lawns are maintained by the landlord's contractor.

Property Description

The home sits at the top of its plot and offers traditional, well appointed accommodation which comprises of two reception rooms, a cloakroom and modern fitted kitchen with integral fridge freezer, oven and hob. There are three double bedrooms, family bathroom and en-suite facility to the master suite on the first floor. The home benefits from oiled fired heating, a brand new pressurised water system and is entirely double glazed throughout.

Gardens and Grounds

The home is approached via wooden gates and the garden has been tastefully laid to lawn with a variety of mature flower beds and borders. The boundaries are clearly denoted by post and rail stock wire fencing and new 6ft feather edge fencing. Furthermore there is a dry summer house in the rear garden that can be used for storage. The lawns are maintained by the landlord's contractor.

Location

Set in the peaceful village of Tarrant Hinton combining idyllic countryside living with easy access to nearby towns and quality local amenities. Located just 9 miles from Shaftesbury, a picturesque hilltop town renowned for its iconic Gold Hill and breath-taking views, the property is also close to the lively town of Wimborne Minster, situated around 12 miles to the south. Wimborne is celebrated for its historic Minster Church, vibrant market square, and an array of boutique shops and cafes, offering a rich cultural and social experience for everyone. Additionally, Salisbury, famous for its stunning cathedral, is located 18 miles to the northeast.



Heating: Oil fired central heating, new pressurised water system

Glazing: Double glazed

Loft: Insulated, no boarding, access prohibited

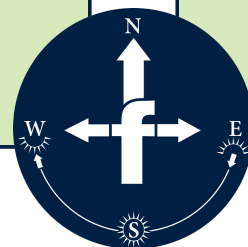
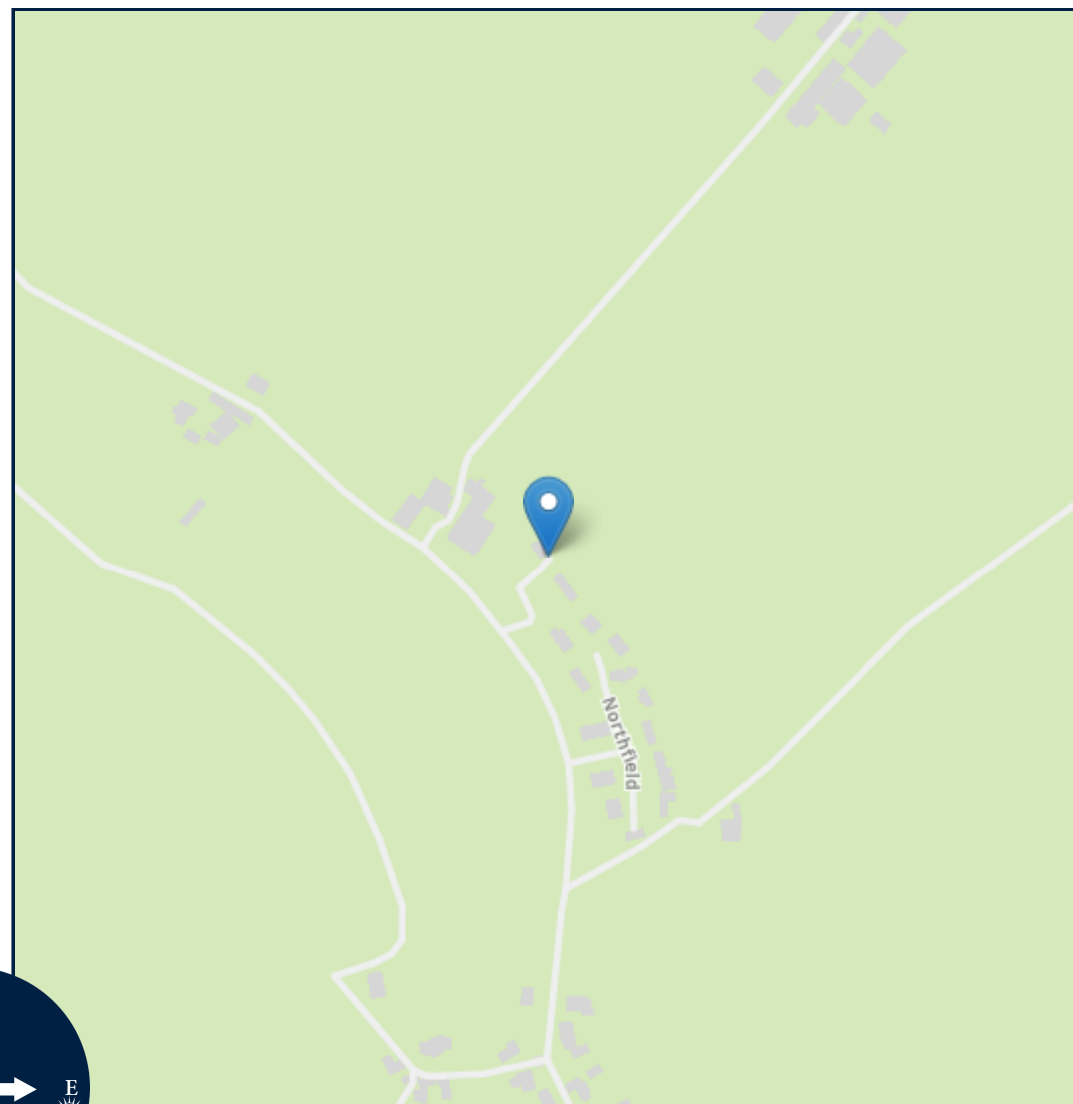
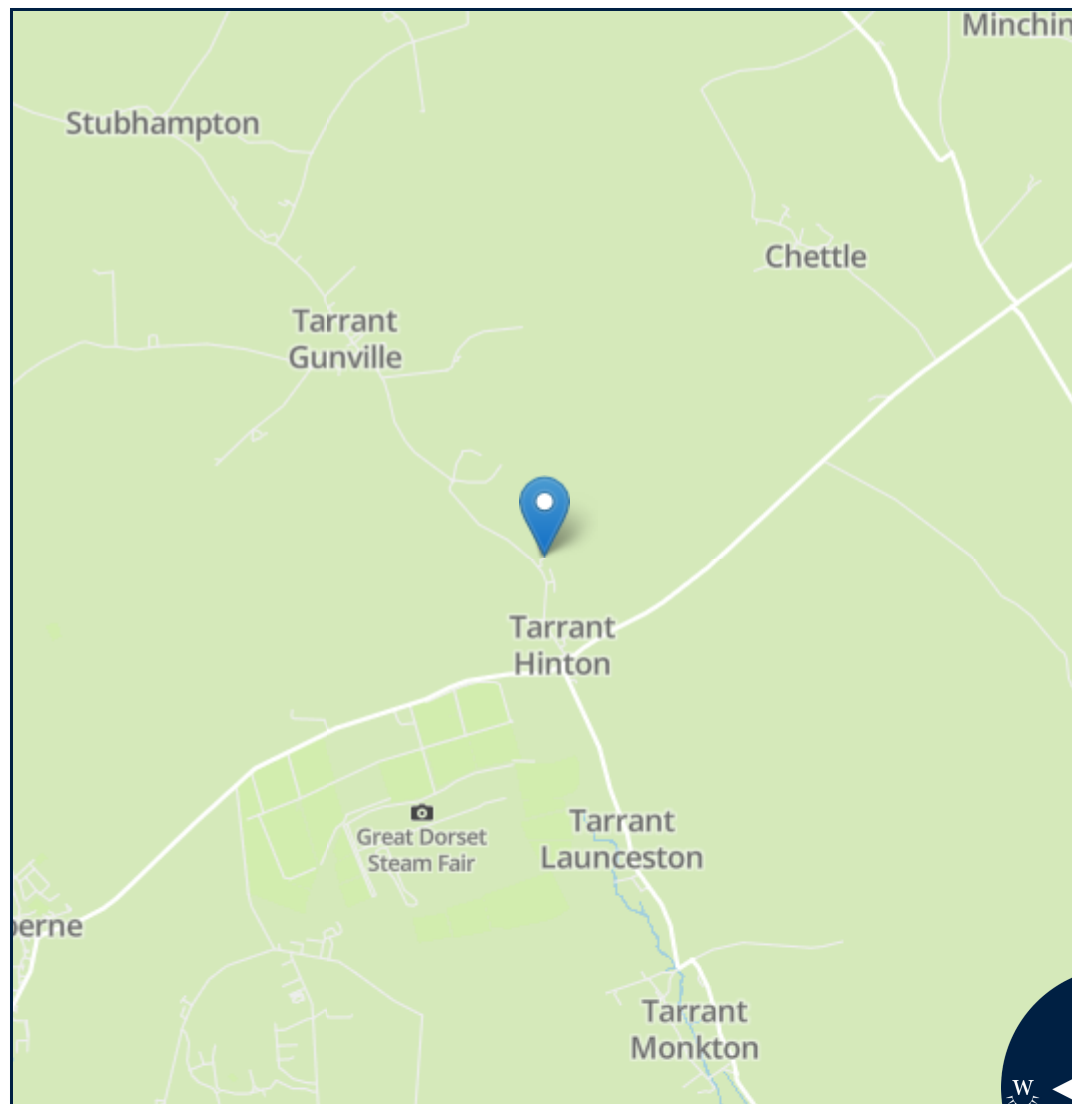
Parking: Gated private driveway parking

Main Services: Electric, water.

Drainage: Private septic tank

Local Authority: Dorset Council





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000