



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	





2 Tannery Court, Bournemouth Road, Charlton Marshall, Blandford Forum, Dorset DT11 9NF

£1,200,000

The Property

An impressive character property with two bedroom Annexe set behind electric gates and surrounded by beautifully landscaped gardens. This substantial home offers flexible and versatile accommodation, blending character charm with modern comforts. The main house boasts a spacious entrance hall leading to a 33' drawing room with an open fireplace and an additional reception room featuring a glass wall, the modern kitchen/breakfast room is well-appointed and complemented by a separate utility room, there is also a ground floor cloakroom for added convenience. Upstairs, there are five generously proportioned double bedrooms and three bathrooms, including two en-suites, providing ample space for family living. To the rear of the property sits an attractive detached two bedroom annexe, ideal for multi-generational living or guests alike. The annexe has been thoughtfully upgraded by the current owners and comprises a large open-plan lounge/kitchen, two double bedrooms, and two bathrooms, offering independent yet connected accommodation.

OUTSIDE

Set nicely back from the road along a private cul de sac, electric gates open on to a gravel driveway which provides an attractive approach to the house.

A particular feature of the home is the heated swimming pool and lovely gardens with sunny aspect which enhance its peaceful and private setting. Additional features include a garage, carport, and ample driveway parking.

LOCATION

Tannery House is situated on the outskirts of Charlton Marshall, a popular and thriving village on the banks of the River Stour, a couple of miles south of Blandford Forum. The village has a bustling community with a public house and village hall. For everyday shops and services, it is only a short drive in to Blandford Forum with its attractive Georgian market square and excellent range of services and amenities, including an M&S Food Hall and a Tesco Superstore on the edge of town.

SURROUNDING AREA

The village is surrounded by lovely countryside and a brisk walk will take you down along the river valley or up to Cranborne Chase. There are many good opportunities for sport and recreation in the area with excellent walking, riding and cycling all around, and there are great opportunities for water sports in Poole Harbour and along the Jurassic coasts. The area is also well served with by local schools at all levels as well as primary schools in Spetisbury and Blandford St Mary, and state secondary schools in Blandford and Wimborne.

AGENTS NOTE

This exceptional home combines charm, space, and functionality – a rare find ideal for growing or extended families.

MATERIAL INFORMATION

- Tenure - Freehold
- Parking - Garage and Driveway Parking
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to ofcom website
- Mobile Signal - Refer to ofcom website
- Council Tax - Band G
- EPC Rating - Main House C (graph shown on details) and Annexe D