



4 SOUTH FARM CLOSE
TARRANT HINTON, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

4 SOUTH FARM CLOSE
TARRANT HINTON, BLANDFORD FORUM, DORSET DT11 8JY

AN ATTRACTIVE TRADITIONALLY STYLED
AND SPACIOUS HOUSE ON A PRIVATE
DEVELOPMENT CLOSE TO THE CENTRE OF
THE VILLAGE



DISTANCES

BLANDFORD FORUM 4 ½ MILES
SHAFTESBURY 11 MILES
POOLE & BOURNEMOUTH 18 MILES
SALISBURY 18 MILES
(ALL DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Good location in popular village
- Attractive brick and flint frontage
- Well organised accommodation (nearly 2,000 sq/ft)
- 24' Double aspect sitting room
- Superb kitchen and family space
- Separate utility room and study
- 4/5 bedrooms and 2 bath/shower rooms
- Large garden and double garage

DESCRIPTION

4 South Farm Close is a handsome and substantial detached house with a traditionally styled brick and flint frontage that was built about 25 years ago as part of a private development close to the centre of the village. Neatly presented throughout, the generous and well organised accommodation is centred around a large entrance hall with a galleried landing and comprises a large double aspect sitting room with a fine open fireplace and French doors, a second sitting room or ground floor bedroom and study. The smart country style kitchen has been cleverly extended to create a large open plan family living area. A separate utility room and cloakroom complete the ground floor and upstairs there are 4 double bedrooms and 2 bath/shower rooms including a master suite with fitted wardrobes and shower room. High levels of insulation, double glazing and a modern oil-fired heating system make this impressive house easy and economical to manage, and we have no hesitation in recommending it as a first-class family home in a great location.

OUTSIDE

The property benefits from a large well-kept garden with plenty of areas to catch the sun at some point during the day. To the front, the property is approached through double gates onto a wide gravel drive with plenty of parking and a double garage. A gated path leads through to the back garden and immediately behind the house there is a paved terrace with French doors from the sitting room, and beyond that a large lawn runs up a gentle slope to open fields at the top of the garden. The lawn is surrounded by well stocked beautifully kept flower and shrub borders and off to one side there is a useful garden shed and chicken run.



SITUATION

South Farm Close is an exclusive private cul-de-sac well situated close to the centre of Tarrant Hinton, a popular village on the edge of Cranborne Chase and surrounded by lovely countryside that is designated as an Area of Outstanding Natural Beauty (AONB). Although the four Tarrant villages at this end of the valley (Gunville, Hinton, Launceston and Monkton) are rural they are by no means isolated and there is a thriving community in the valley. There is a church, busy village hall and a rather good wine shop in this village, a superb farm shop a couple of miles away in T. Gunville, and a good pub down the valley in T.Monkton (The Langton Arms). Blandford Forum is only a short drive away and as well the historic market square the town has good range of shops and other amenities including an M&S Food Hall and Tesco and Lidl superstores, and for a wider range of services Salisbury or Poole are both within half an hours' drive.



Communication links from the village are generally good. Salisbury is the most convenient station and has regular trains to London Waterloo (from 1 hr 45), and the business centres of Ferndown, Poole and are all easily commutable. An easy link onto the A31 and M27 brings Southampton and Portsmouth within easy reach, and the M27/M3 will take you on up to London. The surrounding countryside provides lots of good opportunities for sport and recreation with lovely walking, riding and cycling all around and excellent water sports less than an hour's drive away in Poole Harbour, Studland Bay and along Dorset's renowned Jurassic Coastline. This area has also become popular because of its wide selection of schools at all levels. There are village primary schools and secondary schools in Pimperne and Blandford. Poole and Parkstone retain their Grammar schools and independent schools nearby include Bryanston, Milton Abbey, Canford and Clayesmore, as well as Castle Court, Dumpton, Knighton House and Hanford prep schools.



4 SOUTH FARM CLOSE TARRANT HINTON, BLANDFORD FORUM, DORSET DT11 8JY

TOTAL APPROX. FLOOR AREA 2375 SQ FT / 220.7 SQ M

PROPERTY INFORMATION

Services: Mains electricity and water are available at the property. Private drainage (shared treatment plant). Oil fired radiator central heating and hot water. Good Broadband.

Local Authorities: Dorset Council. (01305) 221000
www.dorsetcouncil.gov.uk

Council Tax: Tax Band F. Current charge for the year 2021/22 £3,061.96

EPC: Current Band D

DIRECTIONS (DT11 8JY)

Leave Blandford Forum heading east on the A354 towards Salisbury, passing through the village of Pimperne and on into Tarrant Hinton. At the crossroads on the main road turn left into the main village street and South Farm Close will come up on the right after about 200 yards. No 4 is located a short distance in on the right-hand side.

Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423 002



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BLANDFORD FORUM

01258 423002

blandford@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com

rightmove



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910