



8 WATER LANE

DURWESTON, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

**8 WATER LANE
DURWESTON, BLANDFORD FORUM, DORSET, DT11 0QB**

A SUBSTANTIAL GRADE II LISTED DETACHED COTTAGE AND LOVELY GARDEN, READY FOR RENOVATION AFTER 60 YEARS IN THE SAME FAMILY.



DISTANCES

BLANDFORD FORUM 3 MILES
SHERBORNE 18.5 MILES
SHAFTESBURY 12 MILES
POOLE & BOURNEMOUTH 20 MILES
(ALL DISTANCES ARE APPROXIMATE)

ACCOMMODATION

- Grade II listed detached cottage
- Great space and potential
- Present accommodation over 2,300 sq/ft
- Sitting room with open fireplace overlooking gardens
- Traditional kitchen parlour and utility areas
- Currently 6 Bedrooms and 2 bathrooms
- Garage and range of connected outbuildings
- Traditional cottage garden

DESCRIPTION

With a combination traditional brick and flint, and more recent tile hung elevations under a part thatched part tiled roof, 8 Water Lane is an attractive detached cottage in a lovely part of the village. It has been home to the current owner's family for over 60 years and is something of a time warp. It does have a serviceable kitchen and bathrooms, but practically speaking it is now a perfect project, ready for the new owners to enjoy creating their perfect family house. The accommodation extends to over 2,300 sq/ft and includes two large reception rooms including a living room with an open fireplace and a kitchen with an oil fired aga and sitting area overlooking the garden. The old kitchen, a larder and utility area complete the ground floor and upstairs there are currently 6 bedrooms and 2 bathrooms. Adjoining the cottage at the east end are the garage and the previous owner's studio and workshop which could easily be redesigned and incorporated into the house itself to create extra accommodation or an annexe. Altogether this is a wonderful opportunity in an extremely popular village.

OUTSIDE

The gardens are another lovely feature of the cottage. Extending for nearly 150' behind the cottage, they are south facing and have been beautifully tended over the years. Although the vegetable patch is now planted over, the lawn is awash with spring bulbs and cyclamen for all seasons, and the lovely old fashioned Jekyll-esq borders, Magnolias and other specimen trees provide a wonderful display of colour throughout the year. There is plenty of parking on the lane in front of the cottage and at one end a large integral garage which leads on to a workshop and studio and beyond that a large well maintained greenhouse.

SITUATION

Durweston is a thriving village surrounded by a part of the Dorset countryside which straddles two Areas of Outstanding Natural Beauty (AONB's). The village has a busy village hall, tennis court and playing field, and a successful primary school. A short walk along the Dorset Trailway takes you over the river to the pub (The White Horse), village shop and post office in neighbouring Stourpaine, where there is also a sports club with playing fields and tennis courts. Further afield there are plenty of opportunities to watch sport, play golf and enjoy water sports along the coast, which is about 45 minutes away at Poole Harbour, Studland Bay and along Dorset's renowned Jurassic coastline.

Most of the other amenities you might need are nearby in Blandford, which boasts an M&S Food Hall, Tesco, and Lidl superstores. In not much more than half an hour you can also be in the county town of Dorchester, Sherborne with its pretty shopping streets or historic Shaftesbury. Wider communication links are also good, the business centres along the coast from Poole and Bournemouth through to Southampton are all within reasonable driving distance. The A31 is nearby and provides an easy link to the M27 and M3 up to London. The A303 and M3 via Salisbury and Andover is an alternative route to London, and Salisbury has the most convenient stations, with regular trains to London Waterloo. This area is also well served with schools at all levels and in addition to a village primary school, and nearby state secondary in Blandford, private schools in the area include Bryanston and Bryanston Knighton House prep on the doorstep, as well as Milton Abbey, Claysmore and Canford, and Hanford and Sandroyd prep schools.



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TOTAL APPROX. FLOOR AREA 3109 SQ FT / 288.8 SQ M

PROPERTY INFORMATION

Services: Mains electricity, water and drainage are available at the property. Oil fired aga. Good broadband service.

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

Council Tax: Tax Band F. Current charge for the year 2022/23
£3,233.97

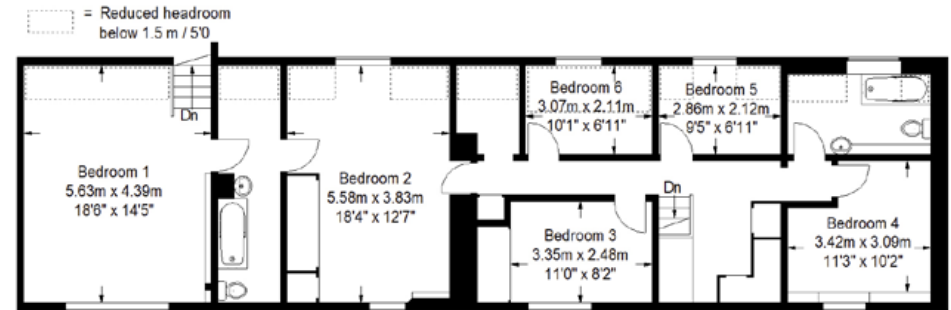
Agents Note: 8 Water Lane is listed Grade II and situated in An Area of Outstanding Natural Beauty (AONB).

EPC: Exempt (listed)

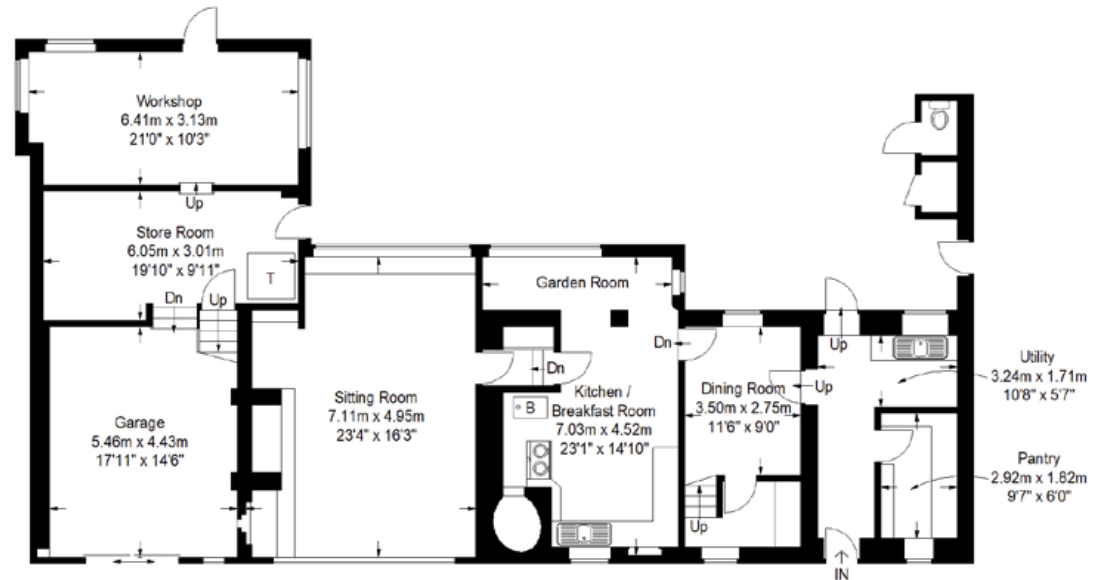
DIRECTIONS (DT11 0QB)

Leave Blandford Forum heading north on the A350 towards Shaftesbury. At the first traffic lights turn left over the river bridge on to the A357 to Sherborne and Sturminster Newton and after about ½ mile you will come into Durweston. In the village, take the first right at the crossroads into Water Lane. No.8 is located towards the end of the lane on the right.

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



First Floor



Ground Floor

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

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