




JACKSON-STOPS
01258 423002
FOR SALE

BRIAR COTTAGE,
TARRANT MONKTON, BLANDFORD FORUM, DORSET, DT11 8RX

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A PICTURE PERFECT PERIOD COTTAGE AND GARDEN, IN A PICTURESQUE VILLAGE SETTING



MILEAGES

BLANDFORD 6 MILES

WIMBORNE 9 MILES

POOLE AND BOURNEMOUTH
18 MILES

SALISBURY 20 MILES
(ALL DISTANCES ARE
APPROXIMATE)

ACCOMMODATION

- Idyllic setting in very popular village
- Period cottage with contemporary extensions
- Generous flexible accommodation (about 1,800 sq ft)
- Sitting room with fireplace and woodburning stove
- Open plan dining area and garden room
- Large kitchen with quality appliances
- 3 Bedrooms and 2 smart bath/shower rooms
- Study or ground floor 4th bedroom
- Lovely enclosed cottage garden
- Garden store and space to build garage (subject to planning)

DESCRIPTION

Briar Cottage offers a lovely combination of charming period character and stylish modern living in a very popular village setting. The original Victorian cottage had already been considerably altered when our clients acquired it about 15 years ago and they continued to alter and improve the cottage to create the perfect village home they have today. The sitting room with a fireplace and woodburning stove and the study (or ground floor 4th bedroom with an adjoining cloakroom) are both in the old part of the cottage. At the back of the house there is a large family dining area opening into a fabulous garden room that was added by our clients a few years ago, and beyond that a large modern kitchen with quality electric appliances. Upstairs there are three bedrooms, two doubles and a generous single, and two very smart bath/shower rooms,

one of which is ensuite. Sensible maintenance and re-decoration have continued right up to date, and the installation of the latest efficient electric heating system make Briar Cottage an easy and economical home to run. A perfect character cottage in a picture postcard village, ideal for young families, for retirement or as a 2nd home/country retreat.

OUTSIDE

The garden is another special feature of the cottage. A pretty enclosed garden with a path to the front porch separates the cottage from the lane and drive, but most of the garden lies to the side where there are two lawns surrounded by beautifully stocked, colourful borders. The farthest part of the garden has a small pond and is enclosed by tall fences and hedges for privacy, and at the end of this part of garden there is an enclosed work area with a large timber workshop/garden store. Immediately off the garden room, on the east and south side of the cottage is a large paved terrace which gets the sun throughout most of the day. In front of the terrace there is a paved parking area for 3 or 4 cars.

SITUATION

Tarrant Monkton is one of the prettiest villages along the picturesque Tarrant Valley. It is well known for the Langton Arms public house and restaurant, and surrounded by the distinctive rolling countryside of Cranborne Chase (an Area of Outstanding Natural Beauty). Although the four Tarrant villages at this end of the valley (Gunville, Hinton, Launceston and Monkton) are very rural they are by no means isolated and there is the thriving community in the valley. As well as the pub there is a local butcher, a church and busy village hall, and a rather good wine merchants and farm shop in Tarrant Hinton. Blandford Forum with its historic Georgian market square is only a short drive away and has an excellent range of amenities including an M&S food hall, Lidl and Tesco superstore. For a wider range of amenities Salisbury, Dorchester and Poole are all within about half an hour's drive.

Communication links around the village are excellent, the business centres along the coast from Poole and Bournemouth through to Southampton and Portsmouth are all within reasonable driving distance, and the A31 is nearby providing a quick link to the M27 and M3 up to London. Salisbury is probably the most convenient railway station with a fast regular service to London Waterloo and to the west country. There is lovely walking, riding and cycling in the countryside that surrounds the village, and Poole harbour and Dorset's famous Jurassic coastline are only a short drive away to the South.



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APPROXIMATE GROSS INTERNAL AREA 168.2 SQ M / 1810 SQ FT

PROPERTY INFORMATION

Services: Mains electricity and water are available at the property. Private drainage (septic tank). Electric 'Economy 7' heating.

Local Authorities: Dorset Council. (01305) 251000 / www.dorsetcouncil.gov.uk

Council Tax: Tax Band F. Current charge for the year 2019/20 £2,816.78

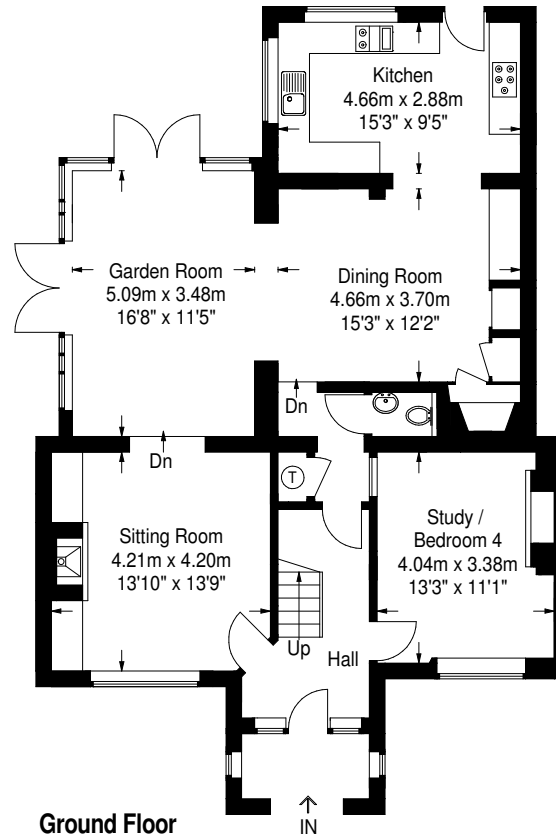
EPC: Current Band E

DIRECTIONS (DT11 8RX)

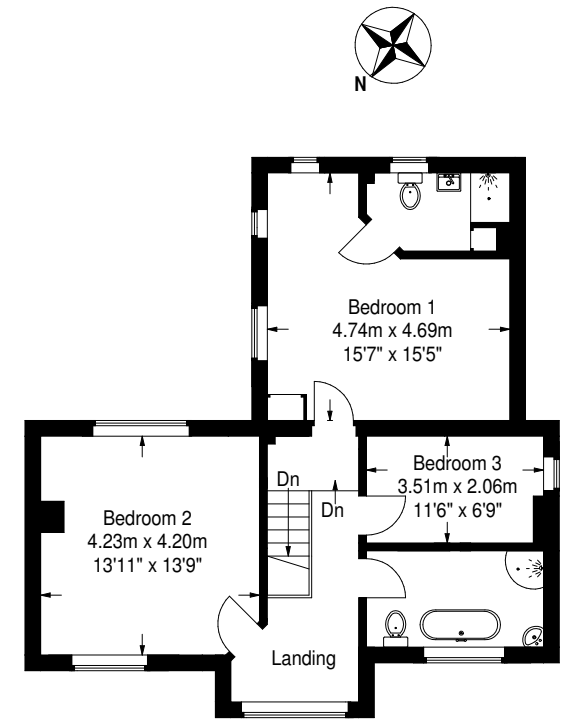
Leave Blandford Forum heading east on the A354 to Salisbury passing through Pimperne and going on into Tarrant Hinton. At the staggered crossroads on the main road turn right to Tarrant Launceston and Monkton and follow the lane for about 1½ miles until you come into the village, where you can bear left or right across the ford. If you go through the ford, Briar Cottage will come up on the left about 100 yards after the pub. To avoid the ford, bear left and follow the lane for about half a mile until you see another sign saying Tarrant Monkton Avoiding Ford. Turn right, follow the road back into the village and Briar Cottage will come up on your righthand side. If you reach the pub and the church, you have gone slightly too far.

VIEWING

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



Ground Floor



First 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.

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