

Symonds  
& Sampson



# Coles Lane

Milborne St. Andrew, Blandford Forum, Dorset

# 6 Coles Lane

Milborne St. Andrew,  
Blandford Forum,  
Dorset, DT11 0LG

A semi detached 4 bedroom modern house on a no-through road in Milborne St Andrew with stunning open countryside views, double garage and parking.



- Double garage and off street parking
- Stunning open countryside views to the rear
  - 4 double bedrooms
  - 2 bathrooms
- Attractive brick and flint front elevations
  - Large kitchen / dining room
- Stunning stone circle garden seating area
  - Conservatory

Guide Price £530,000

Freehold

Dorchester Sales  
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## THE DWELLING

A semi-detached brick built construction with an attractive brick and flint façade under a tiled roof, all in excellent decorative order. To the front there is a double garage with gravelled driveway to park 2 cars easily. The rear of the house and garden have an open and direct aspect overlooking adjoining fields and countryside.

## ACCOMMODATION

The kitchen dining room on the ground floor is a lovely feature of the house and has an open and contemporary feel to the space with direct access to the rear garden through French doors. There is a central island with breakfast bar and space for stools with clever storage under. Cream kitchen units, fully equipped with built in appliances giving a streamline appearance. Beside the kitchen is a utility room with sink, space for appliances/white goods and a convenient door out to the side. Off the hallway is a handy WC/cloakroom. The sitting room is spacious with a central gas fireplace and there are French doors which open to a conservatory with tiled floor and views / access to the garden and countryside beyond. On the first floor there are 4 double bedrooms, the master of which has a luxurious ensuite shower room. The family bathroom is central to the bedrooms and has a bath with shower over.

## OUTSIDE

To the front there is a link detached double garage with up and over door, power/light, eave storage and side pedestrian door. Gravelled parking area in front. A side path gives access to the enclosed rear garden with a bespoke stone circle seating area with space for a central firepit or BBQ (if desired). There is a patio seating area to the side and an area of lawn, where you can gaze over the evening sunsets over the unobscured fields abutting the end of the garden.

## SITUATION

The property is situated on the edge of this popular village with stunning views out to farmer fields and countryside beyond. The village enjoys an active community and has a general store, first school, parish church, public house, nearby village hall, doctor's surgery and sports field.

Nearby Dorchester and Blandford have a variety of shopping and leisure facilities. At Dorchester there are railway stations to London/Waterloo and Bristol/Temple Meads. There are excellent walks in the locality, across the beautiful Dorset countryside and, to the south, along the Jurassic coastline, accorded World Heritage status.

## DIRECTIONS

What3words///aviation.freezers.cats

## SERVICES

Gas fired central heating.  
Mains water, drainage, gas and electric.

Broadband - Superfast speed available

Mobile - You are likely to get mobile coverage outdoors and have limited coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)



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

# Coles Lane, Milborne St. Andrew, Blandford Forum

Approximate Area = 1550 sq ft / 143.9 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 1883 sq ft / 174.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1177295



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