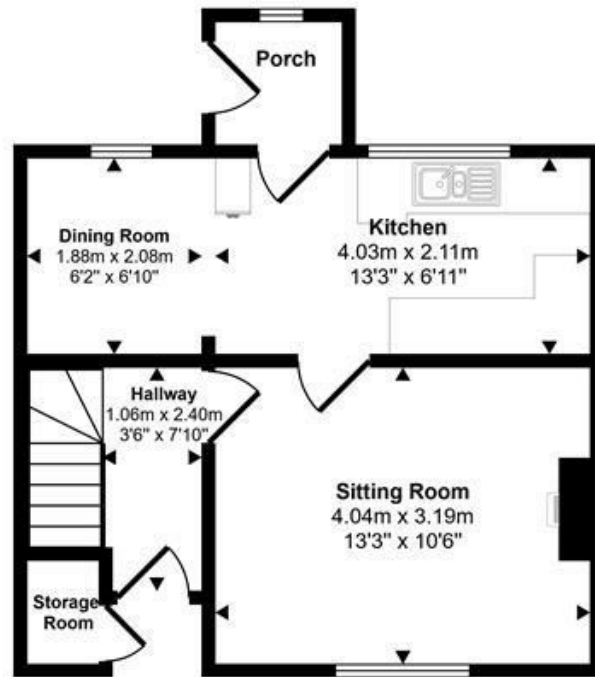
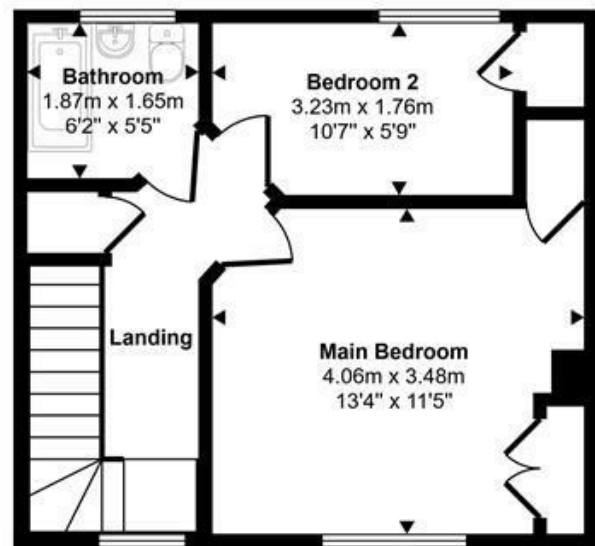


Approx Gross Internal Area  
67 sq m / 724 sq ft



Ground Floor  
Approx 34 sq m / 369 sq ft

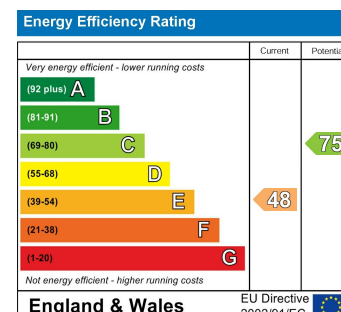


First Floor  
Approx 33 sq m / 356 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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General Wolfe Close  
Blandford Forum

Guide Price  
£240,000

A two bedroom end of terrace home set within the charming and historic Dorset village of Shroton, nestled at the foot of the iconic Hambleton Hill with some of the finest walking and countryside directly on the doorstep.

The property offers good scope to modernise and improve throughout and represents a fine opportunity to purchase a home in one of North Dorset's most sought after villages. On the ground floor a well proportioned sitting room with a feature fireplace and a pleasant outlook to the front sits alongside a kitchen diner, which leads through to a rear porch with access directly to the garden. Upstairs two bedrooms are found, both with fitted wardrobes, served by a family bathroom.

Outside, a west facing rear garden backs directly onto open fields with lovely countryside views and a good level of privacy. Offered for sale with no onward chain, an early viewing is strongly recommended to fully appreciate both the property and its wonderful setting.



## The Property

### Inside

#### Ground Floor

The front door opens into the entrance hall with stairs rising to the first floor. The sitting room is a well proportioned reception space with a feature fireplace creating a focal point to the room and a pleasant outlook to the front of the property.

The kitchen diner is a compact and functional space with scope to update and enhance, with a window looking out over the rear garden and space for freestanding appliances. A door leads through to a rear porch which opens directly outside to the garden.

#### First Floor

Stairs rise to the first floor landing where two bedrooms are found. The main bedroom is a generous double with fitted wardrobes and a good outlook. A bathroom serves both rooms.

### Outside

#### Garden

A west facing rear garden enjoys a good level of privacy and backs directly onto open fields, creating a wonderful outlook over the surrounding countryside. Mainly laid to gravel with mature shrubs and a patio path, the garden is easy to maintain and well considered. A useful storage cupboard is situated outside the front door.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band B  
Electric Heating  
Upvc Double Glazing  
Mains Drainage  
Freehold  
No Onward Chain

### Location and Directions

Shroton is a picturesque Dorset village offering a well-regarded public house, village hall, and a popular farm shop, along with

access to a network of scenic countryside walks at the foot of Hambledon Hill. The village provides a peaceful rural setting with a strong sense of community and everyday amenities close at hand. A wider range of facilities can be found in the nearby market towns of Blandford Forum and Shaftesbury, both offering a variety of shops, schools, and services.

Postcode DT11 8QE

What3words  
///zooms.removing.exits

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