



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	57	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Milton Abbas
Blandford Forum

Guide Price
£350,000

A charming and well presented end of terrace home offering three bedrooms, set within a desirable village location and enjoying countryside views to the rear. Offered for sale with no onward chain, the property presents an excellent opportunity within an attractive Dorset setting.

This delightful home combines character features with well balanced and practical accommodation arranged over two floors. The ground floor provides a comfortable and welcoming environment, centred around a cosy sitting room with a feature stone fireplace and wood burning stove, while the kitchen/dining room offers a sociable and functional space with direct access to the garden, ideal for both everyday living and entertaining.

Upstairs, the property continues to impress with three bedrooms and a family bathroom, offering flexibility for modern living. To the rear, the garden is a particular highlight, enjoying a south-westerly orientation, a good degree of privacy and backing onto open fields, creating a lovely sense of space and connection to the surrounding countryside.

Overall, the property offers a pleasing blend of character, comfort and practicality, complemented by its attractive setting within a well regarded village, suited to a range of buyers.



Accommodation

Inside

Ground Floor

The accommodation is entered via a welcoming hallway, providing access to the principal ground floor rooms as well as a useful downstairs W.C., adding to the practicality of the layout.

The sitting room is a comfortable and inviting space, centred around a characterful stone fireplace with a wood burning stove, creating a warm and cosy focal point. There is ample space for a variety of seating arrangements, making it ideal for both relaxing and entertaining. Positioned to the rear, the kitchen/dining room forms the heart of the home and enjoys a pleasant outlook over the garden. Fitted in a traditional style with wooden worktops and a range of units, the kitchen offers space and plumbing for a dishwasher and washing machine, along with an integrated fridge/freezer, oven and hob. There is plenty of room for a dining table, creating a sociable environment for everyday living, while wooden flooring continues throughout much of the ground floor, enhancing the sense of warmth and continuity.

First Floor

On the first floor, a central landing leads to three bedrooms. The main bedroom is a well-proportioned double, complemented by a second double bedroom and a third single room, which could also serve as a home office or guest

room.

The bedrooms are served by a family bathroom fitted with a bath and over-bath shower, providing a practical and functional space for daily use.

Outside

Gardens

To the rear, the garden has been thoughtfully arranged across multiple levels, creating a variety of areas for seating, planting and enjoyment. A combination of patio, lawn and well-stocked beds provides interest throughout the seasons, while the south-westerly orientation ensures the garden benefits from plenty of natural sunlight.

The garden enjoys a good degree of privacy and backs directly onto open fields, offering a pleasant outlook and enhancing the sense of space and tranquillity. Pathways and steps connect the different levels, with seating areas ideally positioned for outdoor dining and relaxation.

Parking

Off-road parking is available for up to two vehicles, providing convenience for modern day living.

Useful Information

Energy Efficiency Rating D
Council Tax Band D
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Milton Abbas is one of Dorset's most picturesque and historic villages, renowned for its charming thatched cottages and strong sense of community. The village offers everyday amenities including a public house, village shop and access to beautiful surrounding countryside, ideal for walking and outdoor pursuits. Its unique layout and period character give it a timeless quality, making it a particularly sought-after location within the county.

The village is also known for its welcoming atmosphere and active community, with local events and activities contributing to its continued appeal. Nearby towns such as Blandford Forum and Dorchester provide a wider range of facilities, while the area is well connected for access further afield.

Postcode DT11 0DP

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