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**Tarrant Keyneston  
Dorset, DT11 9JE**



# Tarrant Keyneston, Dorset, DT11 9JE

## FREEHOLD PRICE GUIDE £735,000

A spacious and well presented detached family home which offers particularly generous and well planned ground floor accommodation as well as four bedrooms and two shower/bathrooms set in a delightful quiet location enjoying superb country views.

- Four reception rooms
- 'L' shaped living room with fitted wood burner
- Separate dining room with feature bay window and double opening doors leading into garden
- 'L' shaped kitchen with butler sink, solid pine units with wooden worktops and Aga leading through to a snug with dual aspect
- Separate utility room/ground floor shower room
- Four good size bedrooms
- Main bedroom and bedroom three with superb countryside views
- New Calor LPG boiler and electric fuse box

Outside, Holly Cottage stands proud from the road and is accessed via a five bar stable gate. The front garden has been neatly laid out to a gravel driveway giving off road parking for a number of cars bounded by high level hedging having to the front flower and shrub borders. The rear garden has a paved patio area the garden then is laid to lawn with flower and shrub borders with further hedging and fencing with far reaching rural views. To one side a greenhouse and garden shed can also be found. There is a detached garage with up and over door and pitched roof.

The village of Tarrant Keyneston which lies between Wimborne and Blandford is surrounded by outstanding countryside. The village is served by a community hall, parish church, a network of paths and bridleways and the True Lovers Knot public house. The nearby towns of Blandford and Wimborne offer a variety of shops, boutiques and cafes/restaurants with the area becoming particularly sought after due to its outstanding educational facilities these include Bryanston, Clayesmore, Canford, Milton Abbey and Sandroyd. The property must be viewed internally to fully appreciate.

COUNCIL TAX BAND: D

EPC RATING: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





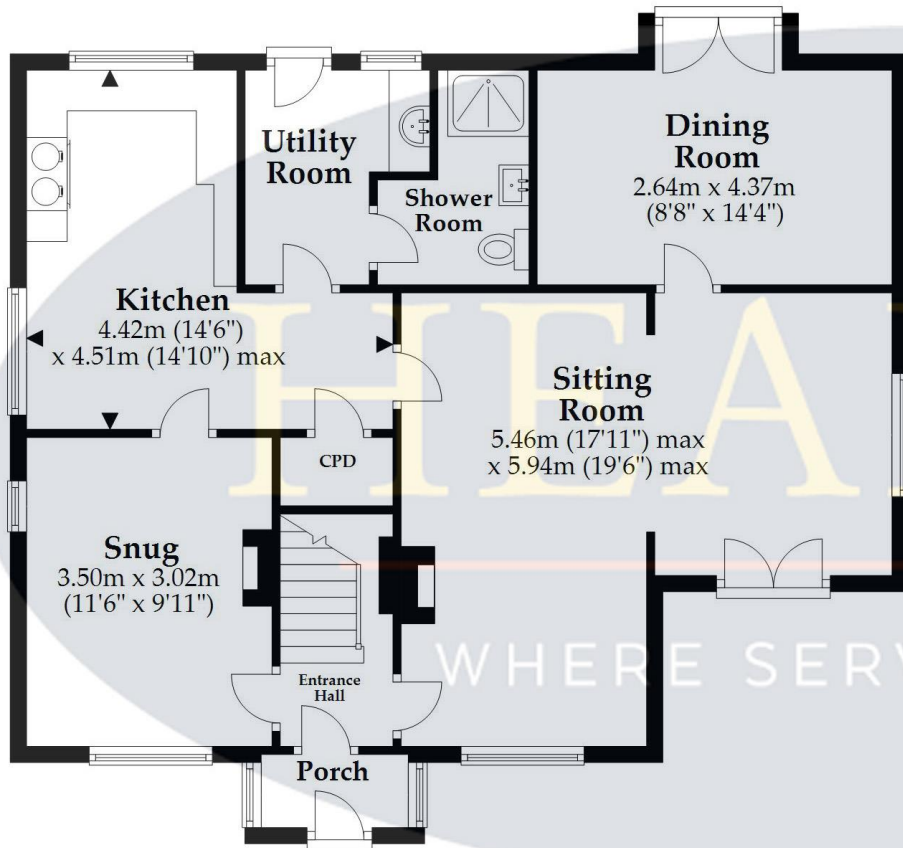




Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

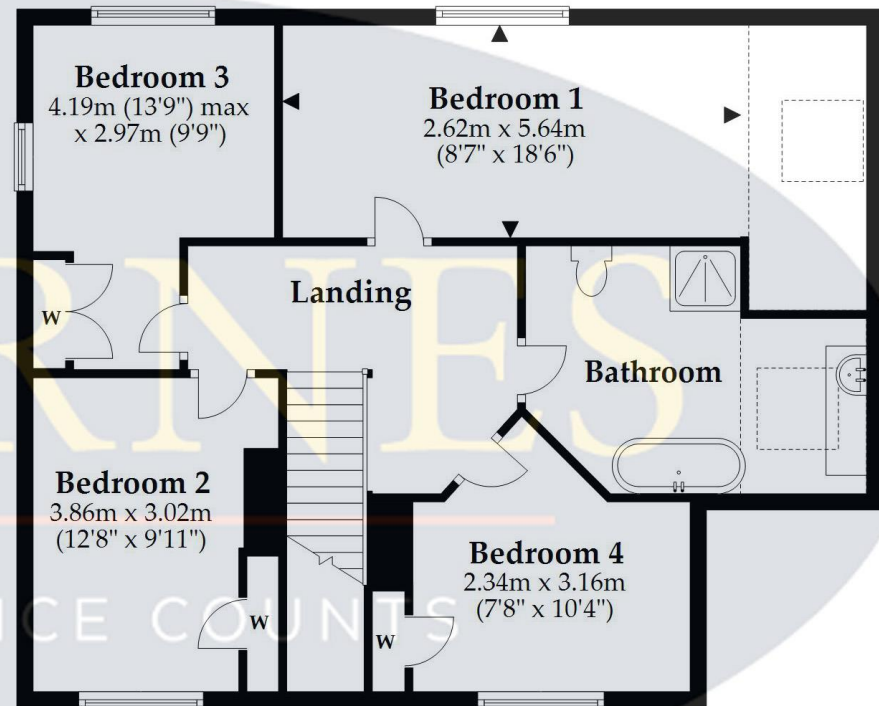
## Ground Floor

Approx. 83.6 sq. metres (900.0 sq. feet)



## First Floor

Approx. 79.7 sq. metres (858.2 sq. feet)



Total area: approx. 163.3 sq. metres (1758.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood











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