



5 RED BARN FARM

THORNICOMBE • BLANDFORD FORUM • DORSET



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AN IMPRESSIVE 5 BEDROOM BARN STYLE FAMILY HOUSE, SET IN GARDENS
OF ABOUT 1.3 ACRES

ACCOMMODATION

Entrance hall • Cloakroom • Sitting room • Dining room • Study • Kitchen/breakfast room • Utility room

Master bedroom suite with dressing room and bathroom • Guest bedroom suite with glazed sitting room and shower room

Bedrooms 3 with en suite shower room • Bedroom 4 • Family bathroom • 2nd floor Bedroom 5 and laundry/store room

Integral double garage

Gardens and grounds of about 1.3 acres



Savills Wimborne

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SITUATION

Red Barn Farm is a small cul-de-sac of modern houses occupying a convenient location about 3 miles south west of Blandford Forum. The town offers excellent amenities including Tesco and M&S Food, day to day shops, cafes and bars. Popular Wimborne with further shopping and Tivoli Cinema is about 11 miles and the coast and beaches at Poole are about 20 miles. Trains to London Waterloo run from Salisbury, about 27 miles away. Excellent schools in the wider area include Bryanston, Clayesmore, and Sandroyd.

DESCRIPTION

An exceptionally spacious modern barn style country house, built around 2007– 2008 having distinctive elevations of red brick and timber weatherboarding

under a tiled roof. 5 Red Barn Farm offers excellent family accommodation with generous room sizes and a versatile layout that could be arranged to suit a buyer's own needs. This includes a hall with cloakroom, drawing room with open fireplace and one glazed wall with French doors enjoying lovely views over the gardens, dining room also with French doors and garden views, the large well fitted kitchen/breakfast room has an extensive range of oak faced units with granite tops, an island unit, and Siemens appliances including hob with extractor hood over, double oven, microwave and warming drawer and dishwasher, a 4 oven gas fired Aga and French doors to the terrace, there is also a useful utility room with a second dishwasher.

On the first floor are the spacious master suite with dressing room and luxury en suite bathroom with bath and shower, the guest bedroom has an en suite shower room and twin glazed doors to a glass walled, double height sitting room enjoying stunning views over the gardens and farmland beyond, bedroom 3 has an en suite shower room and bedrooms 4 and 5 share the family bathroom. On the second floor is bedroom 5/ playroom together with a laundry room having plumbing for a washing machine

There is mains gas fired central heating which is underfloor to the ground floor and double glazed windows which are powder coated aluminium and UPVC.





OUTSIDE

The house is approached via a 5 bar gate which opens into the extensive shingle driveway which provides extensive parking and turning areas and leads to the integral Double Garage with twin up and over doors, also housing the boiler and hot water tank.

The delightful gardens are a particular feature, extending to around 1.3 acres, with a large decking terrace running across the rear, perfect for summer entertaining. There are sweeping lawns, circular 'Crown Pavilions' gazebo, a vegetable plot with raised beds, an orchard area, fruit cage, greenhouse, shed and polytunnel. Beautiful views across adjoining rolling farmland can be enjoyed from the gardens.

DIRECTIONS (DT11 9QB)

From Blandford centre proceed west towards Dorchester on the A354. After about 2.5 miles, just past the sign for Thornicombe, Red Barn Farm can be found on the right hand side. Number 5 is in the far left hand corner

SERVICES

Mains water, gas and electricity, shared private drainage. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents.

LOCAL AUTHORITY

North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL, telephone 01258 454111.

VIEWING

Strictly by appointment with Savills.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.



5 Red Barn Farm Thornicombe, Blandford Forum, DT11 9QB


Gross Internal Area (approx) = 309.4 sq m / 3330 sq ft

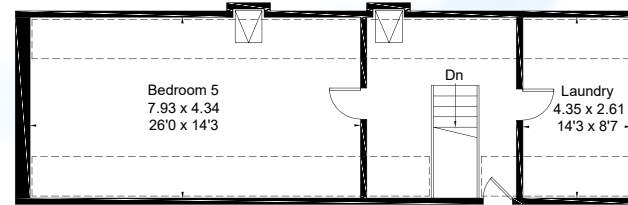
Garage = 30.2 sq m / 325 sq ft

Total = 339.6 sq m / 3655 sq ft

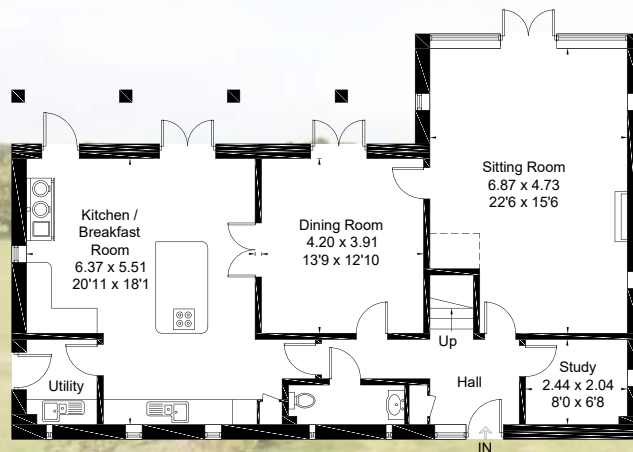
For identification only. Not to scale.

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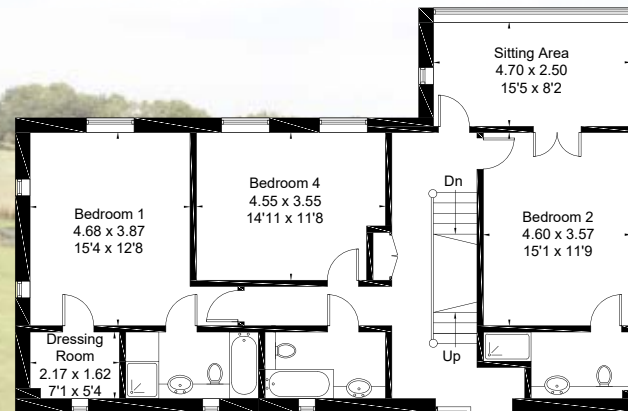
 = Reduced headroom below 1.5m / 5'0"



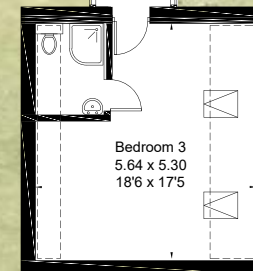
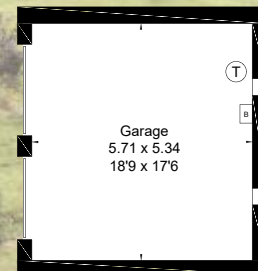
Second Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	78	83

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