



FOREST MARBLE
PROPERTY SALES & LETTINGS

Hylands
Dorchester, DT2 7BS

From £400,000



Interact with the virtual reality tour before calling Forest Marble 24/7 to book your viewing of this substantial detached four bedroom property found in the popular village of Buckland Newton. At first sighting you'll be impressed by the well presented frontage with a brick paved driveway and lawn. The spacious living accommodation comprises of an open plan lounge and diner, sizeable kitchen and study. All four bedrooms upstairs are doubles, with an ensuite to the main bedroom. The property is wired for a multi media system including inset speakers in the ceilings of some rooms. The rear garden is a really good size, housing a wooden storage shed. To interact with the virtual reality tour, please follow this link: <https://premium.giraffe360.com/forestmarble/hylands/>



Popular Village Location

Four Double Bedrooms

Garage and Driveway Parking

Multiple Reception Rooms

Ensuite Facilities

Spacious Family Home

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SITUATION

This village property is set in the popular village of Buckland Newton in West Dorset, lying nine miles south of the Abbey town of Sherborne and the county town of Dorchester is only 10 miles away. The village boasts a village shop, primary school and local public house. Access to the coast is only a short drive away and if you are interested in rural pursuits you will not lose interest in all this area has to offer.

ACCOMMODATION

Entrance Porch 5' 6" x 5' 10" (max) (1.68m x 1.78m)

Before entering the main body of the property, kick off your shoes and hang your coats in the brick porch with windows to two sides.

Entrance Hall 15' 10" (max) x 6' 1" (4.82m x 1.85m)

Stepping into the inner hall you find access to the lounge, kitchen, office and WC via solid wood doors. Stairs leading to the first floor landing with access to the under stairs storage cupboard housing the end points for the multi media system.

Office 12' 4" (max) x 7' 9" (3.76m x 2.36m)

A sizeable study positioned to the front of the property overlooking the driveway. Here you can comfortably fit a large desk and chairs, ideal for working from home.

Cloakroom 3' 3" x 7' 8" (max) (0.99m x 2.34m)

Comprising of a low level WC, heated towel rail and wash hand basin with storage unit below. Tiling to the floors and to the walls with a mosaic surround.

Kitchen 16' 2" (max) x 14' 1" (4.92m x 4.29m)

A really well proportioned kitchen comprising of a range of wall and base units with granite work tops and an inset one and a half bowl sink drainer unit. The kitchen boasts a variety of integrated features including the microwave, wine cooler, dishwasher, Miele oven and five ring induction hob under the cooker hood. Additional space for your washing machine, tumble dryer and fridge freezer. A small table and chairs could sit to one side, where you can pause to enjoy your morning refreshments. Tiled flooring, with doors to the dining area and the side of the property.



Dining Room 10' 3" x 11' 3" (3.12m x 3.43m)

A great space for entertaining and hosting dinner parties adjacent to the kitchen. The room feels especially spacious thanks to the patio doors to the garden and opening to the lounge.

Lounge 17' 0" x 11' 3" (5.18m x 3.43m)

The lounge is very spacious allowing you to choose from a number of configurations of your living furniture to best suit your needs. Plenty of natural light is welcomed in from the patio doors in the dining room and a window to the front.

First Floor Landing 7' 4" x 9' 4" (max) (2.23m x 2.84m)

The first floor landing provides access to all main upstairs rooms and the large airing cupboard, housing the hot water system and power shower pump.

Bedroom One 15' 10" (max) x 11' 2" (4.82m x 3.40m)

This large double bedroom is positioned to the front of the property overlooking the front garden. Thanks to the excellent size of the room you will have no trouble fitting your large double bed amongst other furniture, with storage found in the fitted triple wardrobe with solid wood doors. Door to the ensuite.

En-suite 6' 6" (max) x 6' 0" (1.98m x 1.83m)

With a large curved shower cubicle, and an inset wash hand basin and low level WC integrated into marble surfaces.

Bedroom Two 10' 4" x 11' 4" (max) (3.15m x 3.45m)

Overlooking the rear garden, with space for your bedroom furniture in a variety of layouts.

Bedroom Three 14' 5" (max) x 7' 9" (4.39m x 2.36m)

A further double bedroom, also overlooking the front garden. Ideal for a guest or teenager's room.

Bedroom Four 14' 7" x 7' 9" (4.44m x 2.36m)

The fourth and final bedroom is also a double, found to the rear, ideal for a child's room.

Family Bathroom 8' 3" (max) x 5' 11" (2.51m x 1.80m)

A stylish suite comprising of a bath with shower over, a WC and wash hand basin integrated into a storage unit with a vanity unit over. Tiling to the walls and flooring.

Garage

Accessed via a roller door or door from the rear patio, the garage benefits from power and light.

Rear Garden

The rear garden catches the sun, with a large patio perfect for your table and chairs where you can sit back to enjoy your morning coffee or evening drink. The rest of the garden is mainly laid to lawn bordered by various shrubs. Access to the side of the property, with a sizeable garden shed.

Front Garden

A well presented front garden, which is split between the brick paved driveway parking and an area of lawn. Finished off by shrub borders.

DIRECTIONS

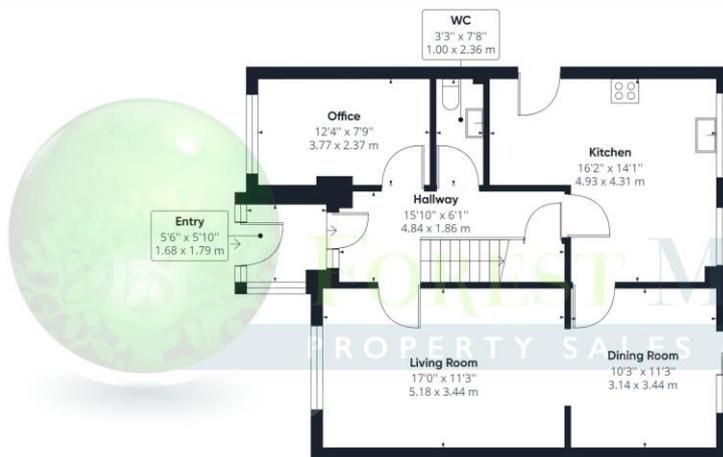
Taking the B3143 from Pulham, continue along this road and drive through Duntish and take the left hand turning to Buckland Newton (B3143). Upon entering the village take the first right and turn, passed the school take the second left. Continue along this road until you see the Gaggle of Geese public house and the property can be found just beyond on the right hand side.

AGENTS NOTE

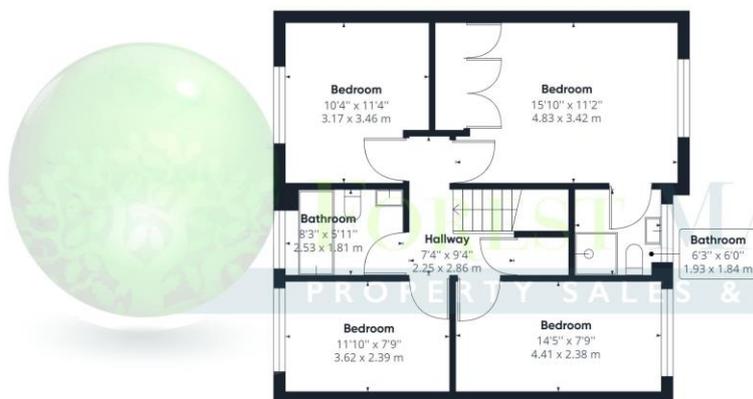
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Floor 0 Building 1



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Approximate total area⁽¹⁾

1415.48 ft²
131.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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