



FOR SALE
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**Milton Abbas
Dorset, DT11 0BL**

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FREEHOLD PRICE £850,000

A truly outstanding five bedroom, three reception room and three bathroom detached Grade II Listed family home offering luxurious and spacious accommodation. The Old School House was built in 1865 and ceased to be a school around 2007. The property is now a stylish and stunning period home which must be viewed internally to fully appreciate. The heart of the house is a breath-taking living room with vaulted ceiling and arched windows. The kitchen/dining room is extremely well planned with a mixture of granite and wood work surfaces, soft close units and an excellent range of appliances and an Aga. There is a good size utility room and cloakroom off. There is then a further snug and study/bedroom five and cloakroom on the ground floor. A staircase from the kitchen/dining room leads to the first floor landing which provides access to the master and second bedroom. The master bedroom has a stunning vaulted ceiling and luxurious en suite bathroom with bedroom two benefitting from an en suite shower room. A further staircase from the entrance hallway leads to a further first floor landing where bedrooms three and four can be found. Other noteworthy features include pine wood flooring to many ground floor reception rooms, feature exposed beams, wood burners in both the living room and snug and accommodation approaching approximately 3000 sq ft.

Outside the property is fronted by iron railings with double opening gates with driveway leading to a parking area and detached triple car port/garaging. The front garden has young box hedging, laid to lawn with tree borders. The rear garden being a particular feature to the property with lawned areas, terraces, well stocked beds and borders an ornamental pond with a further decking area with steps leading to a lower lawn and paved terrace.

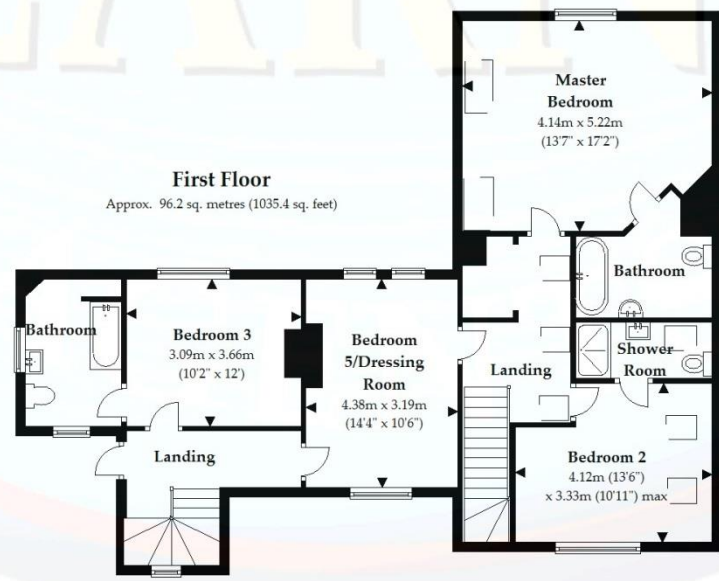
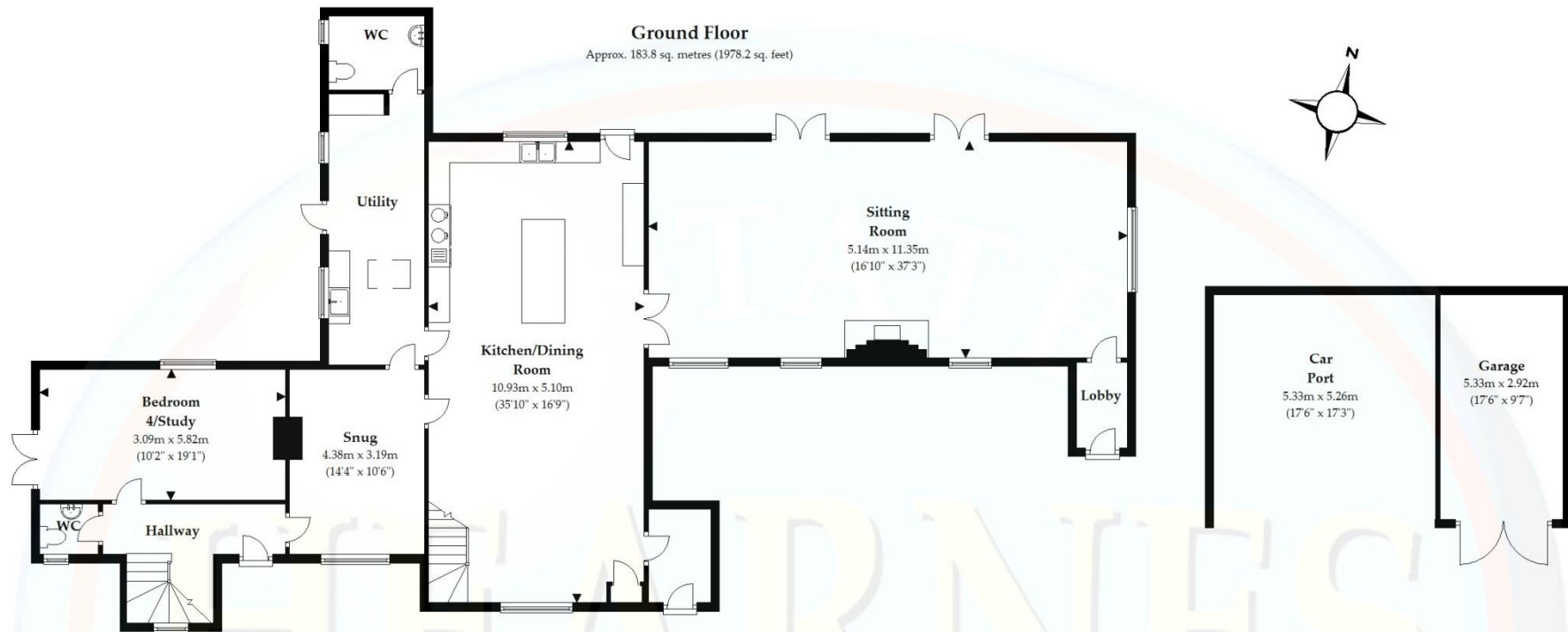
Milton Abbas is one of Dorset's most attractive villages being founded in 1780 by Lord Milton, the Earl of Dorchester who moved the village to its present location as he believed the old village ruined the view from his mansion at Milton Abbey, now a well renowned public school. Amenities include village stores/sub post office, farm shop, doctors surgery, church, pub/restaurant - The Hambros Arms and Milton Abbey golf club. Communications to the area include the A31 to the south at Bere Regis and the Georgian market town of Blandford Forum is approximately 7 miles, Poole Harbour approximately 20 miles away and the county town of Dorchester is approximately 11 miles where mainline railway services to London Waterloo.

COUNCIL TAX BAND: G

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







Note: Outbuildings may not be positioned correctly and are not included in the floor area calculations

LJT SURVEYING Total area: approx. 280.0 sq. metres (3013.6 sq. feet)





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