



Little Barn Fairfield Road, Shroton, Blandford Forum, Dorset, DT11 8QA

Guide Price £550,000 Freehold

**A simply stunning, nearly new family home built to a contemporary barn style, situated in a highly popular village and offering rural views.**

### **Description**

A simply stunning, detached house built to a contemporary "Barn" style in 2017 and with an excellent EPC rating of 'B', and offered in immaculate condition throughout. Benefits include double glazing throughout, air-source heat pump central heating via underfloor heating, hard floors to the ground floor and excellent insulation. The accommodation consists of entrance hall, cloakroom, wonderful living room with two sets of French doors to the garden and woodburning stove, well fitted kitchen, utility room, galleried landing, three good bedrooms, en-suite shower room and bathroom. There is also a garage to the side, ample parking to the front and a lovely cottage-style garden on the south side with storage shed. Shroton is a very popular village which has a parish church, a farm shop and a public house whilst more extensive facilities can be found in Shaftesbury (7.4 miles) and Blandford Forum (5.8 miles). There is a mainline railway station at Gillingham (12 miles) to London Waterloo and the A303 is some 13 miles to the north, with access to the South West and London via the M3.

### **Entrance Hall**

Double doors to the front with windows above, coats cupboard, tiled floor, understair storage cupboard, wall light points and ceiling downlighters, part-panelled walls.

### **Sitting/Dining Room**

Two pairs of double French doors to the garden, oak flooring, woodburning stove with slate hearth, ceiling downlighters.

### **Kitchen**

Range of wooden work surfaces with base and wall mounted cupboards and drawers, double Belfast sink with mixer tap over, four ring induction hob with extractor fan and hood over, built-in oven, dishwasher and fridge-freezer. Tiled floor.

### **Utility Room**

Wooden work surfaces and splashbacks, single drainer ceramic sink with mixer tap over, cupboards below, tiled floor, cupboard housing high pressure hot water tank, built-in washing machine, door to garage.

### **Garage**

Double wooden doors with windows over, vaulted ceiling, power and light, exposed brick walls.

### **First Floor - Landing**

Galleried landing with oak bannister and spindles.

### **Bedroom One**

Range of built-in wardrobe cupboards.

### **En-suite Shower Room**

Large shower cubicle with thermostatic mixer shower, WC and hand basin. Part-tiled walls, tiled floor, shaver sockets, heated towel rail.

### **Bedroom Two**

Exposed ceiling beam, recess for wardrobe.

### **Bedroom Three**

Exposed ceiling beam.

### **Bathroom**

Panel bath with side mixer taps, WC and hand basin. Shaver socket, tiled floor, part-tiled walls, extractor fan, heated towel rail.

### **Outside**

The property sits behind a large gravelled parking area which also leads to the garage. The rest of the garden is to the south side of the property, enclosed by walling and trellis. A large paved patio leads to lawn with well stocked flowerbeds with mature shrubs and trees. Side pedestrian access gate, wooden garden shed to end of the garden. Air-source heat pump.

### **Services**

Mains water, electricity and drainage are connected to the property. Air-source heat pump for central heating and hot water. There is an annual service charge for communal areas, £250.00 at May 2024.

### **Outgoings**

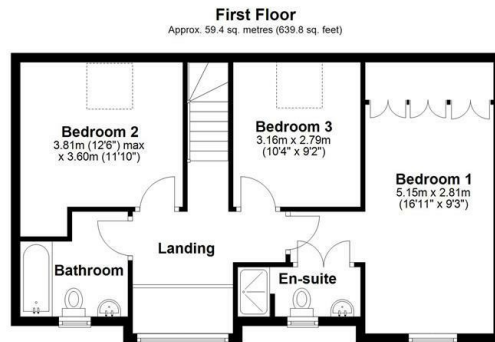
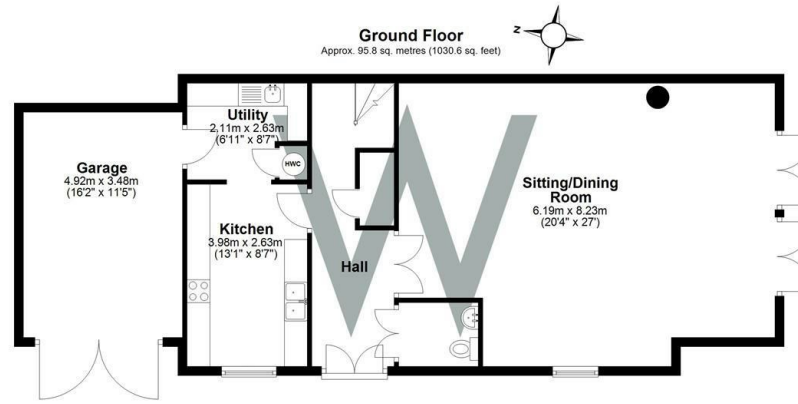
The Council Tax Band is 'E' and the payment for the year 2024/2025 payable to Dorset Council is £2940.09.

### **Directions**

From Shaftesbury take the A350. After about 6.5 miles and having passed through Iwerne Minster, turn right into Main Street. Turn first left into Fairfield Road. Take the first left driveway. The road bears to the left. Continue straight on and Little Barn will be seen in front.

### **WHAT3WORDS**

What3Words reference is: [///slab.coarser.hurtles](https://www.what3words.com/slab.coarser.hurtles)



Total area: approx. 155.2 sq. metres (1670.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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