



## SPINNERS WEST STREET

BLANDFORD FORUM, DT11 0NT

**£430,000**  
**FREEHOLD**

This Detached Chalet Style House sits centrally within its' gardens on West Street, a quiet country lane in the village of Winterborne Stickland. The tiered rear garden offers great views over the surrounding countryside toward Okeford Hill and internally the house has been well appointed, providing flexible accommodation, a well fitted kitchen and a cosy lounge with a feature wood burning stove. The village has an active community and there is a well used village hall, Pamela Hambro Hall, which is used often by the community and is known for its Artsreach shows. Well known by locals for the 'Messy Games' which usually take place every summer and/or Christmas, to the north of the village, is a children's playground, tennis court, football pitch and a clubhouse. There is also an independent pub in the centre of the village, which is currently closed for building repairs. The Market town of Blandford Forum is some 15 minutes by car and here you will find a good range of shops, supermarkets, eateries and public houses. The area is further well served by primary and secondary schools, both state and independent. There are many countryside and riverside walks close at hand, including the Dorset Trailway and the Stour Valley Way. For those who prefer water sports the world famous Jurassic Coast is some 35 minutes away by car.



**CHAFFERS**  
**ESTATE AGENTS**



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- Peaceful Village Location • Wrap Around Gardens • Far Reaching Views • Garage & Off Road Parking • Well Appointed • Flexible Accommodation



## Outside

The house is approached from West Street via a private driveway to one side of the property, providing parking for two or three vehicles and access to the detached garage. The front garden is bordered by a picket fence to the front and contains a wide variety of shrubs and flowers with a good sized lawned area. The rear garden is tiered and provides various seating areas, as well as lawned sections and a variety of flowering shrubs and plants. The higher tiers provide far reaching views across Dorset's country side toward Okeford Hill and are a lovely place to sit on a summers evening with a glass of your favourite drink. On the side of the garden opposite the garage is a raised tiled patio which can be accessed from the ground floor bedroom/living room. There is access to a wide variety of countryside walks from the village and the Dorset Trailway and the Stour Way can both be accessed from nearby Blandford Forum.

## Internal Accommodation

From the drive the house is entered through a double glazed door into a welcoming hallway with doors to all the ground floor rooms and stairs leading up to the first floor. On the ground floor there is a good sized living area where the central focus is the large inglenook fireplace housing a wood burning stove. On the opposite side of the hall is another room with a feeling of light and space provided by a picture

window to the front and French Doors to the side leading seamlessly onto a private patio area, this room was originally a bedroom, but is presently being used as an additional living area. To the rear of the property and overlooking the tiered rear garden is a lovely fitted kitchen and a large conservatory, which thanks to it's tiled roof extends the kitchen into a kitchen diner, the perfect space to entertain friends and family or simply welcome guests. The ground floor is also home to the fully tiled and beautifully finished family bathroom.

The stairs up to the first floor lead to a further two Double Bedrooms, both with fantastic views, as well as a separate WC.

## The Area

Winterborne Stickland, just under 5 miles from the Georgian town of Blandford Forum, offers a wide range of amenities including a popular village pub, St. Mary's Church and a village hall hosting regular events and classes, such as yoga, pilates, table tennis and bowls, and is available for private functions. Blandford Forum and Dorchester both offer a range of shopping, commercial and leisure facilities together with a number of boutique shops and cafes. Blandford Forum is recognised as probably the most complete Georgian Market Town in the UK and many of the independent shops, eateries and pubs are housed in interesting period properties, the town is also home to the Hall & Woodhouse Brewery and the

Brewery Tap is a great place to take in a live comedy or music show.

There are mainline stations, with trains to London in Dorchester, Gillingham and Poole (approximately 17 miles). The world famous Jurassic Coast can be reached within a 35 minute drive (approx.). The area is renowned for its' excellent schools, in both the private and state sectors including Milton Abbey, Bryanston School, Clayesmore and The Blandford School. Preparatory education can be found at Bryanston Prep, with Primary education at Winterborne Whitechurch and Blandford Forum.

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### ADDITIONAL INFORMATION

**Local Authority** – Dorset

**Council Tax** – Band E

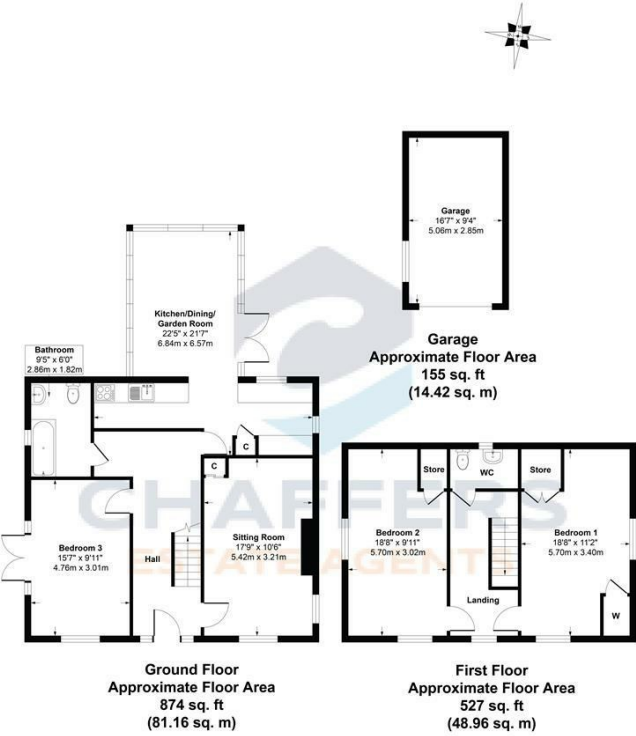
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

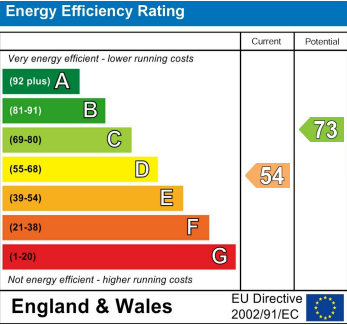


West Street, Winterborne Stickland, Dorset, DT11



Approximate Gross Internal Floor Area 1,556 sq. ft / 144.54 sq. m

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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