



Japonica Cottage, Blandford Road, Shillingstone, Blandford Forum, Dorset

A charming, thatched Grade II Listed cottage with many character features, pretty garden and off road parking.

Guide Price £350,000

Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Japonica Cottage

Blandford Road, Shillingstone,
Blandford Forum, Dorset, DT11 0SF

Charming detached Grade II Listed Cottage
3 bedrooms and 1 bathroom

Abundance of character features

Attractive inglenook fireplaces in sitting room and
kitchen/dining room

Enclosed and pretty rear garden with two outbuildings

Off road parking for one car

Sought after village location with amenities

Easy access to Trailway and walks

Accommodation

Please see floor plan.

Viewing strictly by appointment through

Symonds & Sampson Blandford office on 01258 473766





The Property

Japonica Cottage is a detached three bedroom Grade II Listed cottage built in the 1700s of rendered elevations under a thatched roof. The well-maintained accommodation boasts character features throughout with exposed beams, deep window sills and attractive inglenook fireplaces. There is a good sized and pretty garden at the rear and a range of facilities are within walking distance.

The front door opens into an entrance hall with stairs rising to the first floor and access to the sitting room and the kitchen / dining room. The dual aspect sitting room has exposed beams and a large inglenook fireplace with an electric log burner. The kitchen / dining room is a lovely and light room with a dual aspect and exposed beams. The dining area has an impressive inglenook fireplace with a wood burner, space for a fridge / freezer and there are two full size cupboards; one housing the boiler and the other has space and plumbing for a washing machine.

The kitchen has tiled flooring, a range of wall mounted and floor standing units, an integrated electric oven with a hob and a door leading to the rear terrace.

On the first floor there is one double bedroom, two single bedrooms, and a bathroom. Bedroom one has a dual aspect and views over the garden. The bathroom comprises a shower over the bath, a wc, a wash hand basin and there is access to a boarded loft.

Situation

Shillingstone benefits from a real village community. The area is renowned for some excellent schools in both the state and private sector. The Church Centre also operates as a Post Office, Café, and Computer Workshop. There is easy access to the North Dorset Trailway.

There are several bridleways and footpaths over the surrounding glorious countryside, with some of the best walking and riding right on the doorstep.

The larger centres of Poole, Dorchester and Salisbury are all about 20 miles away. Trains to London Waterloo from Salisbury takes about 1 hours 30 mins.

Directions

From Sturminster turn left over the bridge on the A357 and continue towards Blandford. After about 4 miles will be the village of Shillingstone. Continue past The Old Ox Inn and Japonica Cottage can be found on the left hand side.

Outside

There is a drive to the side of the cottage with parking for one vehicle and a pedestrian gate leads into the rear garden. This attractive and fully enclosed garden is bordered by various trees with a good sized lawn, established flower and shrub borders, a patio area, and a terrace. There are two useful brick outbuildings.

Services

Mains water, gas, electricity and drainage are connected to the property. Gas fired central heating.

Local Authority
Dorset Council Tel: 01305 211 970
Council Tax Band: D

Tenure
Freehold

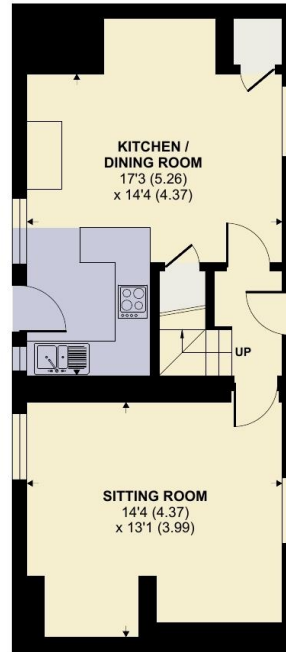
EPC: Exempt

CBA May 2023 revised October 2023

Shillingstone, Blandford Forum

Approximate Area = 1042 sq ft / 96.8 sq m
Outbuildings = 139 sq ft / 12.9 sq m
Total = 1181 sq ft / 109.7 sq m

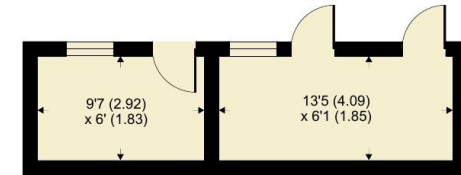
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2023. Produced for Symonds & Sampson. REF: 986107



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