



Green Acres, Poplar Hill, Shillingstone, Blandford Forum, Dorset Guide Price

A spacious detached two bedroom bungalow with a range of outbuildings, gardens and paddock and magnificent far reaching views.

£625,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Green Acres, Poplar Hill, Shillingstone, Blandford Forum, Dorset, DT11 0SE

- Spacious individual detached bungalow
 - Large sitting room with pellet burner
 - Two double bedrooms and family bathroom
- Large and established south west facing garden and paddock with lake
 - Shepherds hut (by separate negotiation)
 - Photovoltaic roof panels for summer hot water
- Double carport, garage / workshop, studio or home office
- Stunning far reaching views towards Okeford Hill
- In all approximately 1.74 acres ideal for a small holding
 - Popular village with wide range of amenities

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





Green Acres is a unique detached two bedroom bungalow built in 1948. There are numerous character features throughout including stained glass windows, exposed floorboards and vaulted ceilings and the rooms are of good proportions and light. With splendid views over Okeford Hill and other benefits including a good range of outbuildings, a paddock with a lake, and popular village location this potential small holding has so much to offer.

Steps lead up to the front door opening into an entrance hall with a vaulted ceiling, fitted cloak cupboard and a door leading to a wet room and double doors leading to the sitting room. The large sitting room is a fantastic room with panoramic views over the gardens and beautiful and uninterrupted countryside, a pellet burner and a door leads out to a decked terrace. A door from the sitting room leads to the inner hall with an airing cupboard and access to the kitchen. The light kitchen has wall and floor standing units, an electric hob, a double oven, space and plumbing for a dishwasher and space for a fridge / freezer and a door leads outside. From the kitchen a door leads into the utility room with space and plumbing for two appliances and a door

leading outside.

In addition are the two double bedrooms and a family bathroom. Both double bedrooms have dual aspect and fitted wardrobes. Specifically, bedroom one has built in wardrobes and full width floor to ceiling window overlooking the gardens and stunning views over the surrounding countryside. The family bathroom is of good size with a wc, a wash hand basin and there is a shower over the bath with a stained glass diffuser panel over.

Situation

Shillingstone has a post office, general store, garages, inn and primary school. There are secondary schools at Sturminster and Blandford. Sturminster Newton and Blandford are both 6 miles.

Mainline train services to London, Waterloo from Gillingham, Salisbury and Bournemouth. London by car via A354 and A303 to the M3 and also A350, A31, M27 and M3. Cross channel ferry services from Weymouth and Poole. Regional airports at Bournemouth and Southampton.



Directions

From Sturminster Newton proceed on the A357 towards Blandford Forum. Once you are in Shillingstone proceed past 'The Forum School' on your right and take the next right in to Poplar Hill in the direction of Okeford Fitzpaine. The property can be found on the right hand side (third driveway).

Outside

The property is approached off Poplar Hill down a long drive which leads to a parking / turning area, a workshop, a garage with electric up and over door and a double carport, all with power and light. Accessed via the drive is a paddock of approximately 1.3 acres including the lake which contains Carp, Roach & Rudd, ideal for course fishing. The gardens are southwest facing and well established with various trees, an abundance of pretty flowers and shrubs as well as a vegetable garden with raised beds. The magnificent views of Okeford Hill and surrounding countryside can be enjoyed from the decked terrace. There is a studio which would make an excellent home office or hobbies room with power, electric heating and is insulated and a 2nd

workshop, adjacent to the house, with power. In all approximately 1.74 acres.

Services

Mains electricity and water are connected to the property. Electric heating and pellet burner feeds to two radiators and does hot water over winter. Photovoltaic tubes heat hot water over the summer. Private drainage.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: D

Agent's Note

Shepherds hut available by separate negotiation.

The site plan is for identification purposes only.

Poplar Hill, Shillingstone, Blandford Forum

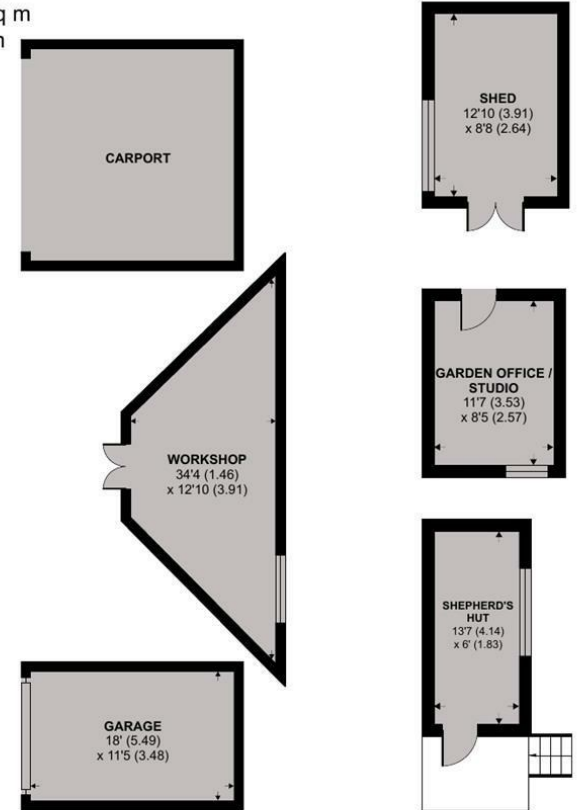
Approximate Area = 1367 sq ft / 126.9 sq m (excludes carport)

Garage = 206 sq ft / 19.1 sq m

Outbuildings = 567 sq ft / 52.6 sq m

Total = 2140 sq ft / 198.6 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1019560



CBA September 2023 Revised February 2024

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