



Towan, Hine Town Lane, Shillingstone, Blandford Forum, Dorset

A brand new 3 bedroom detached house with a garage situated in a sought after village location.

Guide Price

£495,000

Freehold

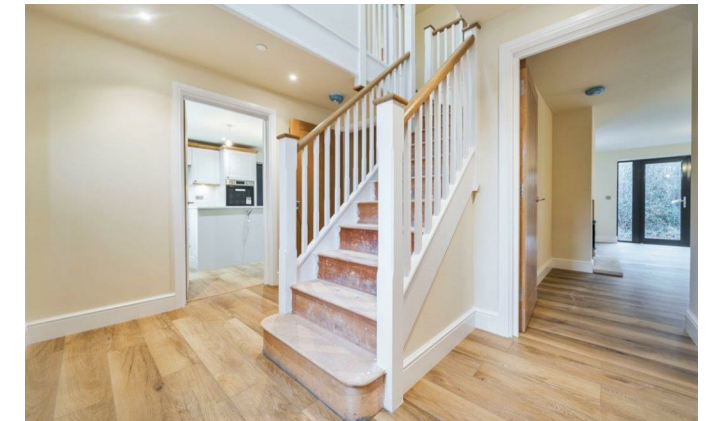
**Symonds
& Sampson**

ESTABLISHED 1858

**Towan, Hine Town Lane,
Shillingstone, Blandford Forum,
Dorset, DT11 0SN**

- Brand new three bedroom (one ensuite) detached house
 - Large sitting room with woodburner
 - Separate study
 - Fully equipped kitchen with utility room off it
- Off road parking and single garage with power, light and prewired for fitment of EV charging point
 - Underfloor heating on ground floor
- Close to village facilities, primary school and footpaths
 - Council Tax Band: To be confirmed

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





Towan is a brand new detached 3 bedroom house recently completed. The property has been built to a high standard with well thought out and beautifully presented internal accommodation and is situated within walking distance of village amenities.

The front door opens into the spacious entrance hall off which are stairs rising to the first floor, a cloak cupboard, a wc and the principal rooms. The sitting room has a dual aspect, a woodburner and French doors lead out to the garden. The state-of-the-art kitchen / dining room has space for a dining table, there are wall mounted and floor standing units, an island and a range of integrated appliances. A door leads into the utility room, French doors open out to the garden and a door leads outside to the garage. Completing the ground floor accommodation is the study / playroom.

On the first floor there are two double bedrooms and a single bedroom. Bedroom two and three have built in wardrobes. Bedroom one has an ensuite shower room. There is a family bathroom with a separate shower.

Outside

The property is approached from a lane onto a shared gravel drive leading to a single garage with power, light, a personnel door and is pre-wired for the fitment of an EV charging point. There is off road parking in front of the garage. A side gate leads to the fully enclosed easy to maintain garden with a patio.

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 take the next left onto Hine Town Lane (signposted). Continue along this lane and the property can be found on the left hand side, identified by our for sale board.

Situation

Shillingstone benefits from a real village community. The area is renowned for some excellent schools including Clayesmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford and the Sherborne Schools, together with

very good state schools at Blandford and Sturminster Newton.

The Church Centre also operates as a Post Office, Café, and Computer Workshop. There is easy access to the North Dorset Trailway. There are a number of 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.

Services

Mains water, gas, electricity and drainage are connected to the property. Gas fired central heating. Underfloor heating on ground floor and radiators on first floor.

Local Authority

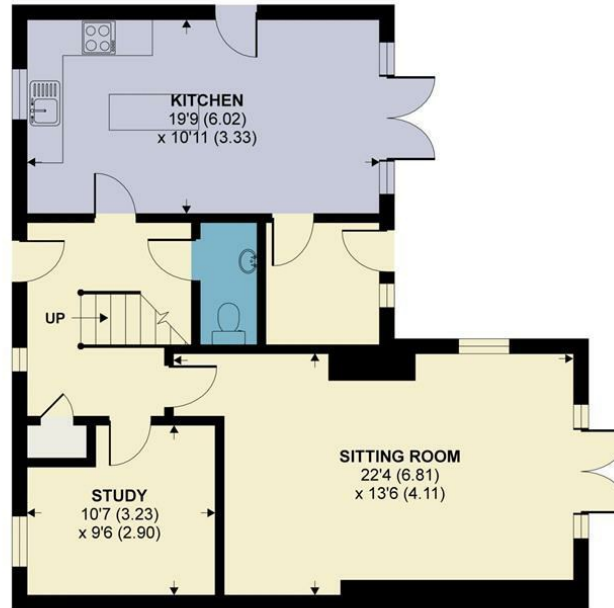
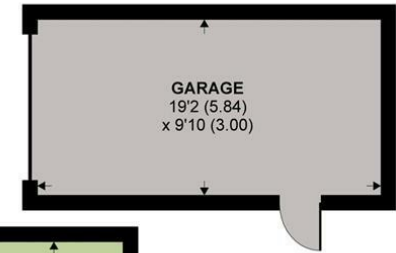
Dorset Council Tel: 01305 221000
Council Tax Band: To be confirmed

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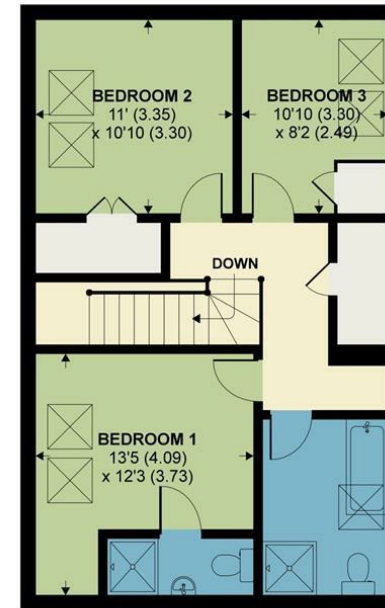


Approximate Area = 1410 sq ft / 130.9 sq m
 Garage = 188 sq ft / 17.4 sq m
 Total = 1598 sq ft / 148.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(81-91) B			
(69-80) C			
(55-68) D			
(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 2022. Produced for Symonds & Sampson. REF: 893752



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