



Symonds
& Sampson



Fox
Cottage

Fox Cottage

The Cross, Shillingstone, Blandford Forum, Dorset

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Shillingstone
Blandford Forum
Dorset DT11 0SP

A beautifully presented modern brick and flint house, set back from the road in the centre of Shillingstone village conservation area, with private gardens front and rear leading to garages and parking.



- Stunning brick and flint built 3 bedroom house
 - Central village location
- Beautiful garden with all fresco dining areas
- 2 garages, log store shed and further parking
 - Built in 2015

Guide Price **£615,000**

Freehold

Sturminster Sales
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THE DWELLING

Fox Cottage is a spectacular house, with engineered oak floors, an open-plan kitchen/dining/day room with custom-built Shaker units, quartz worktops, a six-burner gas hob, double oven and a large island with seating. The day room area has a vaulted ceiling, tri-fold glass doors, log burner and expansive views of the garden beyond.

The sitting room is light-filled and spacious, with direct access to the gardens through tri-fold doors. It has a vaulted ceiling, skylights, fireplace and log burner, and custom-built library unit. Downstairs is completed with a study to the front, and a utility room, with guest WC, off the kitchen.

Upstairs, the principal bedroom has vaulted ceilings, an en-suite shower room and a wall of built-in wardrobes. Two further bedrooms are complemented by an utterly fabulous family bathroom with free-standing bath and separate shower. A space-saver staircase takes you up to a versatile top floor loft area and boiler room.

OUTSIDE

Enter through the gate and along the garden path to a covered porch and a handmade front door. A side gate leads to a stunning private rear garden which is beautifully cared for and features: a twelve-seat dining table built around an apple tree, creating a summertime extension to the dining room; fine specimen trees including a 100-year-old olive and a splendid Himalayan birch; western red cedar screening, mature hedges and shrubs and a separate tiled patio area to catch the evening sun.

A shared private drive leads to parking for two or three cars abreast, a space for visitors, and two separate single garages.

SITUATION

Shillingstone is a thriving village community with an active village hall, a garage and filling station, a small supermarket, a pub, and a primary school. It has easy access to large supermarkets in nearby towns and is on a bus route. The Church Centre operates as a part-time Post Office, library and community hub. Numerous bridleways and footpaths, including the North Dorset Trailway offer walking, cycling and riding opportunities over the surrounding glorious countryside.

The area is also renowned for many excellent private and state schools nearby.

DIRECTIONS

What3words/////salaried.worthy.broom

SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system. Solar thermal hot water system in place (not currently commissioned).

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: E

Agents Notes: The private driveway is owned by Fox Cottage. Neighbours, Avalon and Ashmead, have a Right of Way to their parking and garages, and share combined 2/3rds cost of maintenance, if required.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		80	83
EU Directive 2002/91/EC			

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Approximate Area = 1979 sq ft / 183.8 sq m

Limited Use Area(s) = 170 sq ft / 15.7 sq m

Garages = 374 sq ft / 34.7 sq m

Total = 2353 sq ft / 218.6 sq m (Excludes Limited Use Area)

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1376740



WT November 2025



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