



20, Spencer Gardens, Shillingstone, Blandford Forum, Dorset

A spacious 4 bedroom family home situated along a private driveway with a generous rear garden boasting countryside views.

Guide Price

£572,500

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

20, Spencer Gardens, Shillingstone, Blandford Forum, Dorset, DT11 0TL

- Generous garden
- Views of nearby countryside
 - Private driveway
 - Village location
- Kitchen/dining room
 - Sitting room
 - Utility room
- Four good sized bedrooms
 - Bathroom & ensuite
 - Double garage

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A spacious family home situated along a private driveway with a generous rear garden boasting countryside views.

Upon entry to the property there is an expansive hallway providing access to all the principal rooms. The sitting room is a good size, enjoying a dual aspect with patio doors leading to the large garden with countryside views beyond. The room is laid with carpet and has a mantle piece and fireplace as a focal point to the room. The heart of the home is the kitchen/ dining room, a social room with the kitchen area arranged with wall and base units set with a counter top and stainless steel sink. Included are a range of integrated appliances, comprising of two Neff ovens, Neff induction hob and Neff dishwasher with space for a freestanding fridge/ freezer. The kitchen is serviced by a utility room housing the washing machine and providing access to the rear garden. An archway leads to the dining area currently arranged with a four seater dining table and chairs. Completing the ground floor is a cloakroom comprising of a basin and w.c.

Rising to the first floor, the master bedroom is a spacious

room situated to the rear of the property with wonderful views of the garden, recreation ground and surrounding countryside. It accommodates a large double bed and includes a range of built in wardrobes. The room is serviced by a fully tiled ensuite, comprising of a bath with overhead shower, w.c. and basin. The second bedroom is a good sized room arranged with a double bed and includes a single built in wardrobe. The third and fourth bedrooms would accommodate double beds and both enjoy dual aspects, making the rooms feel very light. The fully tiled family bathroom comprises of a large shower cubicle, basin and w.c.

Outside

The property is approached by a gravel driveway with parking for several vehicles leading to a detached double garage benefitting from light and power. The front garden is laid to lawn with a sandstone path leading to the front door and side garden gate. The rear garden is a particular feature with wonderful views of the neighbouring recreation ground and countryside. The garden is of a generous size, primarily laid to lawn interspersed with borders of established plants. Included is a patio area and shed, the garden offers scope for an outside home office.

Situation

Shillingstone benefits from a real village community. The Church Centre also operates as a part-time Post Office, café, and computer workshop. The village also has a garage serving petrol and small shop, a Co-Op mini mart, public house, village hall, primary school and children's play areas. 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 including the North Dorset Trailway. 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 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 the centre of Blandford drive along Salisbury Street and Salisbury Road for 0.8 of a mile, then turn left onto Shaftesbury Lane and continue for 0.6 of a mile. At the roundabout turn left on to the A350 and continue for 1.7

miles and turn left at the traffic lights over the bridge on to the A357. Continue along this road for 2.6 miles to the village of Shillingstone and turn right into Spencer Gardens, the property can be found at the end of the road on the left hand side and is accessed via a gravel driveway.

Services

Mains gas, electric, water and drainage.

Council tax band F

EPC - C

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out, except Vodafone data.

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

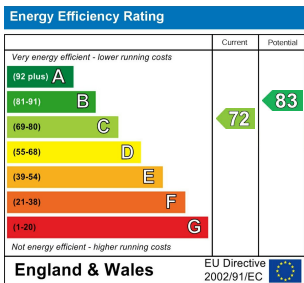
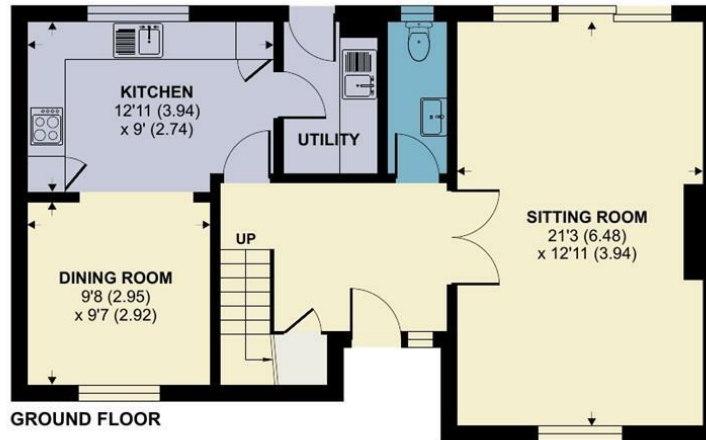
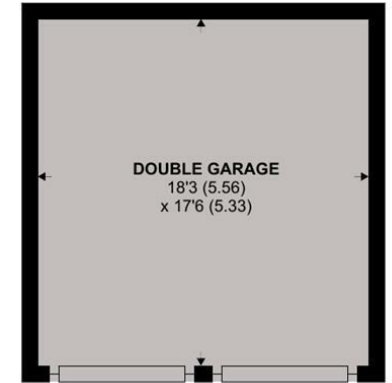
Spencer Gardens, Shillingstone, Blandford Forum

Approximate Area = 1404 sq ft / 130.4 sq m

Garage = 321 sq ft / 29.8 sq m

Total = 1725 sq ft / 160.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1084564



Blandford/DP/Revised 15/04/24

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