



Pilgrims Hatch, Church Lane, Sutton Waldron, Blandford Forum

A spacious and versatile home with a generous garden boasting wonderful elevated countryside views.

Asking Price

£595,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Pilgrims Hatch,
Church Lane,
Sutton Waldron,
Blandford Forum,
Dorset,
DT11 8PB**

- No forward chain
- Quiet rural location
- Wonderful countryside views
- Spacious accommodation
- In need of redecoration
- Four good sized bedrooms
 - Two bathrooms
 - Kitchen
 - Dining room
 - Generous garden

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A spacious and versatile home in a quiet village location, with a generous back garden boasting wonderful countryside views.

Upon entry to the property there is a hallway leading to the separate dining room with stairs rising to the first floor. The dining room enjoys a dual aspect currently arranged with dining table and chairs. A door leads to the kitchen breakfast room, comprising of a range of wooden wall and base units set with a counter top including a stainless steel sink, double oven and hob with space for a small breakfast table and chairs. The kitchen is serviced by a utility room comprising of a range of wooden wall and base units including a stainless steel sink and space for white goods, with a door leading to the rear garden. Completing the ground floor accommodation is a cloakroom and two bedrooms both would accommodate a double bed or could be arranged as reception rooms depending on need.

Rising to the first floor, the sitting room is a particular feature with a triple aspect making the room feel very light.



French doors lead out to the patio and rear garden with a brick fireplace as a focal point to the room. The master bedroom is situated to the front of the property, accommodating a double bed and includes a range of built in wardrobes. The room is serviced by an ensuite comprising of a white suite of shower cubicle, basin and w.c. A further bedroom is situated to the rear of the property which would accommodate a small double bed and includes a range of built in wardrobes. This bedroom is serviced by the family bathroom comprising of a bath, basin and w.c.

Overall this property would benefit from redecoration but offers a unique and flexible layout, sitting on a good sized plot with views overlooking the village and the surrounding countryside.

Outside

The property is approached via a tarmac driveway providing parking for several cars and access to the double garage and the front garden is laid to lawn. The rear garden is a particular feature providing an elevated view from the

bottom of the garden overlooking the village of Sutton Waldron and the countryside beyond. The garden is laid to lawn with a patio adjoining the property and an established hedgerow at the bottom boundary.

Situation

Sutton Waldron is a village situated one mile from the larger villages of Fontmell Magna and Iwerne Minster. The larger centres of Shaftesbury 6 miles and Blandford 8 miles have a range of shopping and commercial facilities.

Directions

From the centre of Blandford, drive along Salisbury Street keeping to the right hand fork and proceed straight over at the traffic lights on to Salisbury Road. Continue along Salisbury Road and at the traffic lights turn left on to Shaftesbury Lane and continue for 0.6 of a mile and at the round about go straight over on to the Higher Shaftesbury Road and continue for 5.3 miles and then turn left. Follow this road for 1.4 miles and go straight over at the A350 on The Street and then take the third turning on the left into

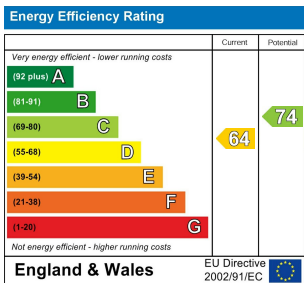
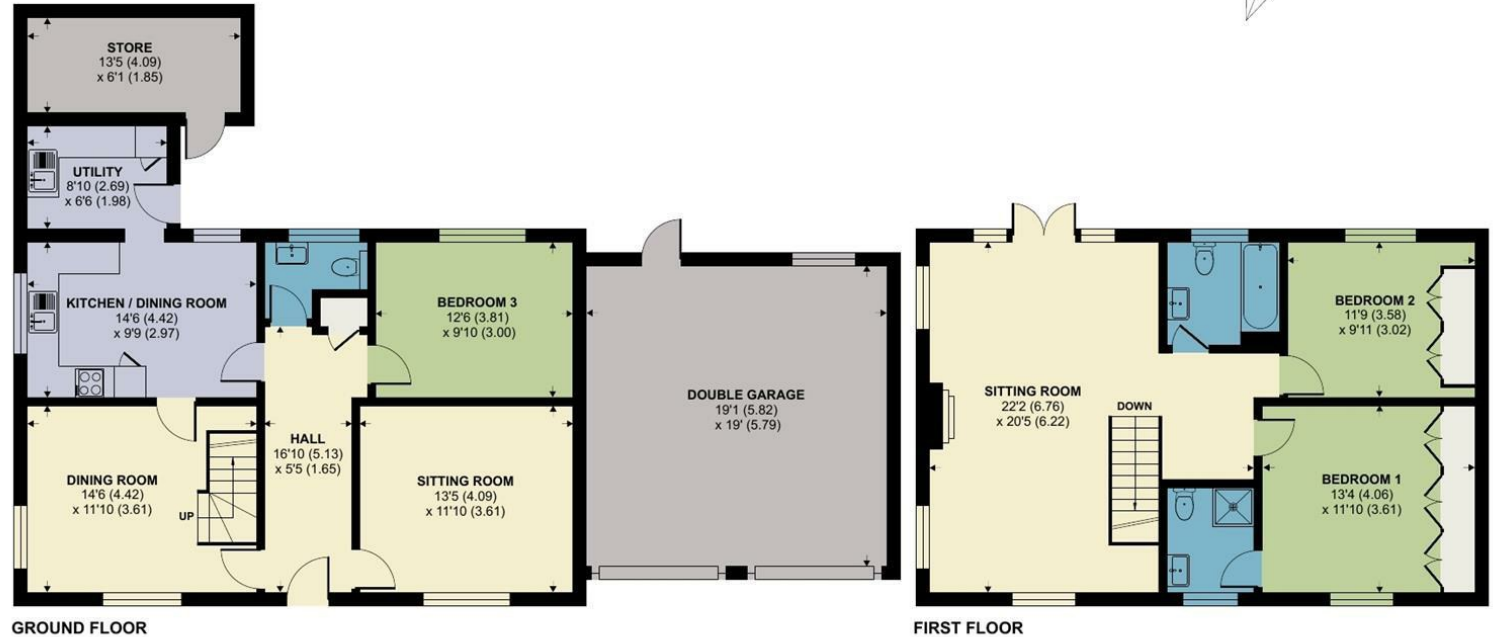
Church Lane and the property can be found on the right hand side.

Services

Mains electric and water and drainage.
 Oil fired heating
 Council tax band G
 Broadband - Ultrafast broadband is available.
 Mobile phone coverage - Network coverage is good both indoors and out except Vodafone data indoors.
 (Information from <https://www.ofcom.org.uk>)

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Approximate Area = 1595 sq ft / 148.2 sq m
 Garage = 361 sq ft / 33.5 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 2037 sq ft / 189.2 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1101633



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