



Frogmore Cottage, Lower Street, Winterborne Whitechurch

A beautifully refurbished character home sitting on a generous plot with countryside views.

Guide Price

£600,000 to £635,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Frogmore Cottage,
Lower Street,
Winterborne Whitechurch,
Blandford Forum,
DT11 9AP**

- Beautifully refurbished
- Plot totalling approx 1 acre
 - Countryside views
 - No forward chain
- Kitchen / breakfast room
 - Utility room
- Dining room with wood burner
 - Utility room
- Sitting room with open fire
 - Three double bedrooms
- Planning for single storey side extension

Viewing strictly by appointment
Symonds & Sampson
01258 452670





Price Guide £600,000 to £635,000 Frogmore Cottage is a beautifully renovated character home with a generous garden and views to surrounding countryside, offered to the market with no forward chain.

The property is entered via a wooden front door opening into the formal dining room with a feature inglenook fireplace set with a wood burner as a focal point to the room. The room is laid with herringbone wooden flooring and is arranged with a large dining table and chairs and other pieces of freestanding furniture. The heart of the home is the triple aspect kitchen breakfast room, which sympathetically blends modern fittings with character charm. A light room with large patio doors overlooking the garden and the views beyond. The kitchen comprises of modern base units set with a counter top and breakfast bar and includes a double oven and dishwasher with space for an American style fridge freezer. The room is laid with stone flooring and is serviced by a utility room offering space for white goods and includes wall units and w.c. Completing the ground floor accommodation is a cosy and charming sitting

room, which enjoys a dual aspect with a feature brick fireplace set with an open fire.

Rising to the first floor, the master bedroom is a generous room currently arranged with a double bed with a feature brick chimney breast with a decorative fire place. The second bedroom is situated to the rear of the property overlooking the rear garden, it would easily accommodate a double bed and includes a loft void space. The third bedroom again is a generous double. The modern family bathroom comprises of a double walk in shower cubicle, freestanding bath, basin, heated towel rail, and a w.c.

Outside

The property is approached via a gravel driveway accessed through a wooden gate, which leads along the boundary to a turning circle in the rear garden. The front garden is laid to gravel and bound by estate fencing. The rear garden is a particular feature, with a large stone patio adjoining the house, which is ideal for outside dining and overlooks the lawn with views to surrounding countryside. The garden

progresses to a large area interspersed with trees which could be used to graze animals or for storage. This section could also accommodate a home office if needed or become a wild garden.

Situation

Winterborne Whitechurch forms part of the Winterborne Valley with an historic church, along with East farm shop and tea rooms and primary school. The northern part of the village parish is within the Dorset Area of Outstanding Natural Beauty. The village is located between the county town of Dorchester, with its mainline railway station (London Waterloo), famous weekly market and reputable schools, and Blandford Forum, with its boutique-style shops, tea rooms and riverside walks.

Directions

From the centre of Blandford drive along West Street at the roundabout turn left onto Bournemouth Road and continue for 0.4 of a mile. At the Badger roundabout take the third exit on to the A354 and continue for 4.9 miles and once in the

village of Winterborne Whitechurch turn left on to Rook Lane. Continue for 0.7 of a mile and the property can be found on the right hand side.

Services

Mains water and electric
 Oil fired heating, septic tank drainage
 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>)
 Council tax band E

Lower Street, Winterborne Whitechurch, Blandford Forum

Approximate Area = 1806 sq ft / 167.7 sq m
 For identification only - Not to scale



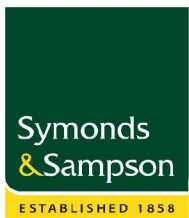
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1102474



Blandford/DJP/ revised June 2024



01258 452670
 Symonds & Sampson 7 Market Place
 Blandford
 Dorset
 DT11 7AH
 blandford@symondsandsampson.co.uk

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