



9, Spencer Gardens, Shillingstone, Blandford Forum,

A spacious family home situated in a quiet cul de sac location with a modern kitchen dining room and a wraparound rear garden with views to open countryside.

Guide Price

£525,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**9, Spencer Gardens,
Shillingstone, Blandford Forum
DT11 0TL**

- Cul de sac location
- Countryside views
- Private gravel driveway
 - Double garage
- Kitchen dining room
 - Sitting room
 - Conservatory
- Four bedrooms
 - Ensuite
- Family bathroom

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A well maintained and spacious family home situated in a tucked away location backing on to open fields.

Upon entry to the house there is a hallway providing access to all the principal rooms. The heart of the home is the dual aspect kitchen/dining room, which overlooks the landscaped wrap around garden. The kitchen comprises of a range of wooden wall and base units and central island set with a stone counter top, included is a range of integrated appliances and a sink. The dining area is currently arranged with a four seater table and chairs with a door leading to the garden. The sitting room has a stone fireplace with a gas burner as a focal point to the room, patio doors lead to the heated conservatory overlooking the rear garden with French doors leading to the patio. A utility room provides further storage and includes a range of wooden wall and base units, sink and space for white goods with a door leading to the garden. Completing the ground floor is a cloakroom comprising of a white suite of w.c. and basin.

Rising to the first floor, the primary bedroom is a generous room currently arranged with a large double bed and a

comprehensive range of fitted wardrobes and drawers. The room is serviced by a fully tiled ensuite, comprising of a white suite of bath with dual overhead showers, basin with vanity unit, mirror and w.c. The second bedroom is arranged with a double bed and includes a built in wardrobe, the third bedroom is arranged with a double bed and the fourth bedroom is currently arranged as a study but would be a good sized single room. The rooms are serviced by a fully tiled shower room, comprising of a white suite of double shower cubicle, basin with vanity unit, mirror and w.c.

Outside

The property is approached by a private gravel road leading to a gravel driveway with parking for several vehicles and access to the detached double garage. The front garden is laid to lawn with established borders and a sandstone path to the front door. The rear garden wraps around the property with a large sandstone patio with many vantage points for alfresco dining, with a further patio located at the bottom of the garden to enjoy the evening sun. The remainder of the garden is laid to lawn with established and colourful borders with a feature wildlife pond. Included is a garden shed and greenhouse.

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 take the left hand fork on to White Cliff Mill Street, at the end of the road turn left on to Milldown Road and continue for 1.1 miles. At the end of the road turn left on to the A350

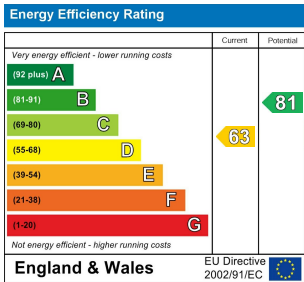
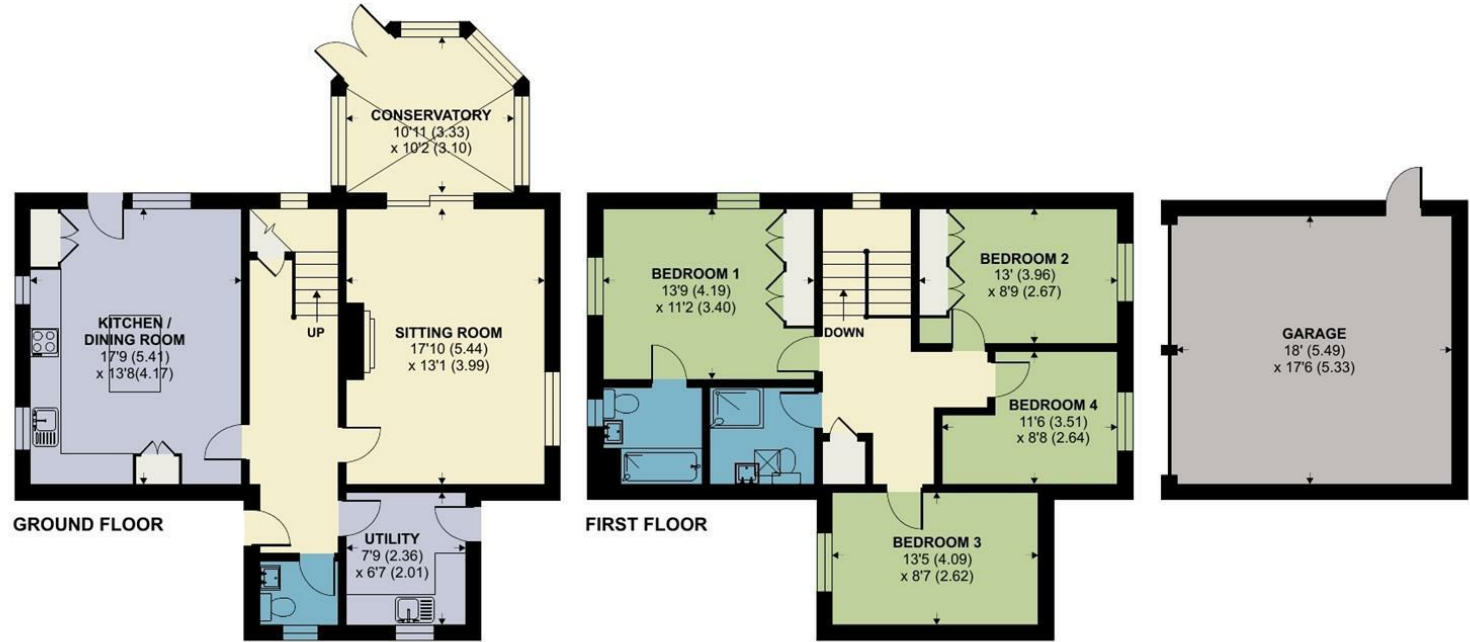
and continue for 1 mile to the traffic lights and turn left on to the A357, continue for 2.6 miles into the village of Shillingstone and turn right into Spencer Gardens. The property can be found on the right hand side accessed via a private gravel road.

Services

Mains gas, electric, water and drainage
 Council tax band E
 Broadband - Ultrafast & Superfast broadband are available.
 Mobile phone coverage - Network coverage is likely both indoors and out, except Vodafone data indoors (although the owner is on Vodafone and has no issues).
 (Information from <https://www.ofcom.org.uk>)

Spencer Gardens, Shillingstone, Blandford Forum

Approximate Area = 1568 sq ft / 145.6 sq m
 Garage = 315 sq ft / 29.3 sq m
 Total = 1883 sq ft / 174.9 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: 1111209



Blandford/DJP/Revised 21st May 2024

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