



Plumbley Meadows, Winterborne Kingston, Blandford Forum

This modern brick and flint property is located within a village cul de sac with countryside views.

Guide Price

£375,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Plumbly Meadows, Winterborne Kingston, Blandford Forum, DT11 9BY

- Well presented family home
- Stunning countryside views
 - Quiet cul-de-sac location
 - Backing onto open fields
- Spacious accommodation throughout
 - Bathroom & ensuite
- Sitting room with feature fireplace
 - Storage & driveway parking
- Two double bedrooms & single bedroom
 - Easy to maintain garden

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A spacious well-presented three bedroom detached property with stunning countryside views in a sought after village location.

Upon entry to the property, is a spacious hallway providing access to the sitting room, with solid oak wood flooring throughout and comprising of two sets of French doors and a feature fireplace with exposed brickwork and a wooden mantel. There is also a useful under stairs cupboard offering extra storage. The kitchen has a range of wall and base units set with a counter top, includes a gas cooker and further undercounter space for appliances. The kitchen conveniently leads into a good sized converted dining room with French doors looking out to the rear and the added benefit of additional loft space. Completing the ground floor is the cloakroom comprising of a w.c and basin.

Stairs from the hall lead to the first floor, which is primarily laid with laminate flooring. The third bedroom has views over the neighbouring farmland. The spacious second bedroom accommodates a double bed and also benefits

from the countryside views. The master bedroom is situated to the front of the property, a good sized room accommodating a double bed and free standing furniture with an ensuite shower room. The family bathroom is partly tiled comprising of a bath, basin and w.c.

Outside

The property is approached through a cul-de-sac with a driveway at the front. The pleasant front garden is fenced and there is a gate to the left hand side of the property giving access to the rear. The garden is mainly laid to patio with a centre piece of artificial grass and has wonderful views over the countryside and beyond.

Situation

Winterborne Kingston is a village approximately 6.5 miles from the Georgian Market Town of Blandford Forum, approximately 14 miles from Poole and approximately 12 miles from the County town of Dorchester. Amenities in the village include a church, village hall, public house and a primary school, all of which are located in easy walking



distance of the property and a regular bus service. Being part of the 'Red Post' parish, there is a thriving community spirit within the village with a range of activities on offer at the hall. Bere Regis is approximately two miles distant offers a convenience store, post office, doctors' surgery with pharmacy, and a hair salon. The surrounding towns of Wareham, Blandford, Poole and Dorchester all offer a good selection of shops, commercial facilities, cafes and restaurants. The property is well placed for access onto the A31/A35 route network for the surrounding area. The A31 provides links east to the M27/M3 routes for Southampton and London. The A35 gives access into Poole (E) and to Dorchester and the West Country.

Directions

From Blandford, head west on the A354 Dorchester Road. After about 3½ miles. Turn left signposted Winterbourne Kingston 2¼ miles. Pass The Greyhound and take the second right turning into West Street, by the memorial and village hall. Continue along West Street, Plumbley Meadows is on the right hand side and the property is found at the end of the cul-de-sac.

Services

Main electricity, gas, water and private shared drainage. Gas central heating system. Council tax band D.

Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is limited indoors and likely outdoors. (Information from <https://www.ofcom.org.uk>)



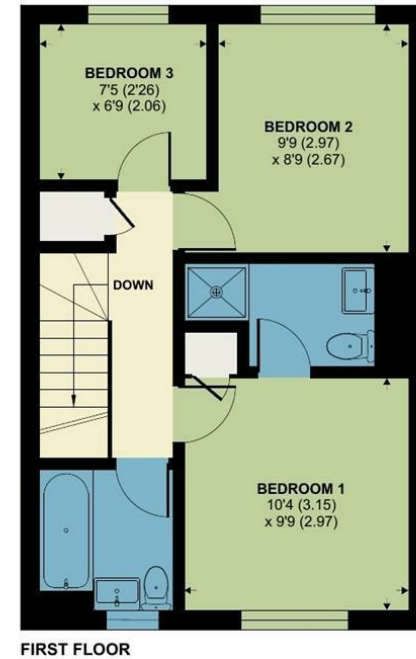
Plumbley Meadows, Winterborne Kingston, Blandford Forum

Approximate Area = 951 sq ft / 88.3 sq m

Garage = 38 sq ft / 3.5 sq m

Total = 989 sq ft / 91.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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). © nchecon 2024. Produced for Symonds & Sampson. REF: 1117635



Blandford/RB/02/05/24



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