



**1 Purbeck View, Dorchester Hill, Winterborne Whitechurch, Blandford
Forum, Dorset**

A spacious and versatile family home with countryside views in need of some improvement and offered to the market with no forward chain.

Guide Price

£475,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**1 Purbeck View,
Dorchester Hill,
Winterborne Whitechurch,
Blandford Forum,
Dorset,
DT11 0HP**

- No forward chain
- Good road links
- Countryside views
 - Sitting room
 - Dining room
- Kitchen with utility room
 - Conservatory
 - Five bedrooms
- Two ensuites and a family bathroom
- Double garage & driveway parking

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A spacious and versatile five bedroom family home with countryside views offered to the market with no forward chain.

Upon entry to the house there is a hallway providing access to the majority of the rooms and includes under stairs storage. The sitting room is situated to the front and enjoys a triple aspect with views overlooking countryside, with a patio door leading to a path to the rear garden and a stone fireplace as a focal point to the room. The kitchen overlooks the rear garden comprising of a range of wall and base units set with a counter top and breakfast bar, included is a sink, gas hob with extractor above and an electric oven with space for white goods. A utility room provides further storage and access to the cloakroom. The dining room is situated next to the kitchen and could be knocked through (subject to relevant permissions & regulations) and leads to the conservatory overlooking and with access to the rear garden.

Rising to the first floor, the master bedroom enjoys a dual

aspect with countryside views, a large room including a double built in wardrobe and serviced by an ensuite. The second bedroom is a generous room overlooking the rear garden, with a single built in wardrobe and serviced by an ensuite. The third and fourth bedrooms would accommodate double beds and the fifth bedroom is a nice sized single. The shower room services these bedrooms.

Overall this property would benefit from redecoration and improvement but offers spacious accommodation throughout with lovely countryside views to the front.

Outside

The property is approached by a tarmac driveway providing parking for several vehicles and access to the double garage. The rear garden is mainly laid to lawn bound by established bushes and hedgerows. A decking area is situated to the rear boundary, which is ideal for outside dining with a smaller decking area closer to the house.

Situation

Winterborne Whitechurch forms part of the Winterborne Valley with an historic church, along with East farm shop and tea rooms, 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 to the roundabout and take the first turning left on to Bournemouth Road. Continue for 0.4 of a mile and at the second roundabout take the third exit on to the A354 towards Dorchester, continue for 5 miles, you will enter the village of Winterborne Whitechurch as you are leaving the village the property can be found on the right hand side.

Services

Mains gas, electric & water, septic tank drainage.
 Council tax band F
 Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is likely both indoors and out, except Vodafone data.
 (Information from <https://www.ofcom.org.uk>)

Purbeck View, Dorchester Hill, Winterborne Whitechurch, Blandford Forum

Approximate Area = 1820 sq ft / 169 sq m
 Garage = 277 sq ft / 25.7 sq m
 Total = 2097 sq ft / 194.7 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		
(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). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1120272



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