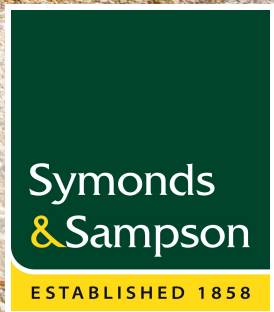




Roman Way, Shillingstone, Blandford Forum

Modern family home situated in a tucked away location, close to village amenities boasting four generous bedrooms and two bathrooms.

Guide Price
£550,000
Freehold



**Roman Way,
Shillingstone,
Blandford Forum,
Dorset,
DT11 0RH**

- Quiet cul de sac location
- Close to village amenities
 - Kitchen dining room
 - Utility room
- Sitting room with a wood burner
 - Modern sun room
- Four generous bedrooms
 - Family bathroom
- Recently refurbished ensuite shower room
- Double garage with driveway parking

Viewing strictly by appointment
Symonds & Sampson
01258 452670





Upon entry to the home there is a large hallway flooded with light from the landing window and providing access to the principal reception rooms. The heart of the home is the dual aspect kitchen / dining room, which is serviced by a separate utility room housing white goods with access to the rear garden. The kitchen area comprises of a range of shaker style wall and base units, set with a stone counter top and includes a breakfast bar for informal dining. Included is a stainless steel sink, range style cooker with extractor, dishwasher and space for an American style fridge / freezer. Completing this room is a dining area, which is currently arranged with a large dining table and chairs. The sitting room is accessed via glazed French doors, the room enjoys a wood burner as a focal point to the room set with a stone hearth and a floating wooden mantle piece. The room is currently arranged with a large range of sofas and freestanding furniture. The room continues to the recently added sunroom which overlooks the garden, and enjoys large windows, a lantern and patio doors to the garden. The study is currently arranged with two desks and is ideal for anyone who works from home. Completing the ground floor

accommodation is the cloakroom, comprising of a white suite of basin and w.c.

Rising to the first floor the master bedroom is a good sized room with a feature window flooding the room with light and providing views of the surrounding countryside. The room is currently arranged with a large double bed and includes a walk in wardrobe and is serviced by a part tiled modern shower ensuite, with a large walk in shower, basin with vanity unit, illuminating mirror and w.c. The remaining three bedrooms would all accommodate double beds and the third bedroom includes a built in wardrobe. The fully tiled family bathroom comprises of a white suite of bath, separate shower, basin with vanity unit and mirror and w.c.

Outside

The property is approached via a shared gravel driveway leading to the double garage with parking in front and a pathway leads to the front door. The rear garden enjoys a sandstone patio adjoining the sunroom which is bound by wooden sleepers creating a lovely area for outside dining. The garden is deceptive, primarily laid to lawn with

established borders, with the section to the rear of the property arranged with raised beds, leading to a bin storage area and side gate.

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

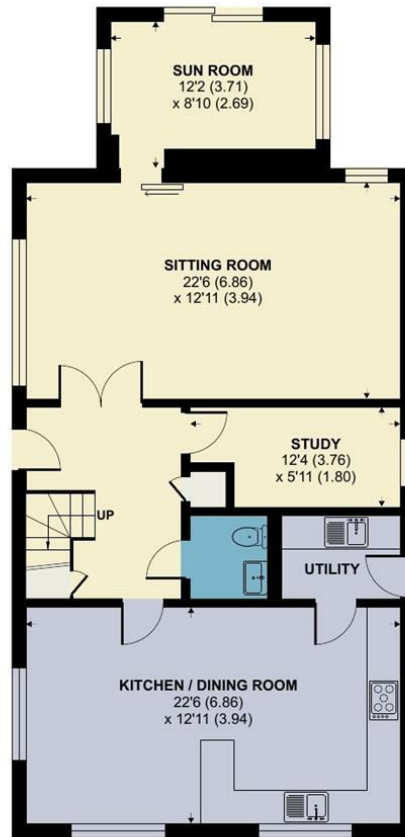
From Blandford Forum head to Durweston on the A350 turn left over the bridge on to the A357 and continue in to Shillingstone. In the village turn left into Augustan Avenue and then right in to Roman Way and the property will be found on the left hand side.

Services

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

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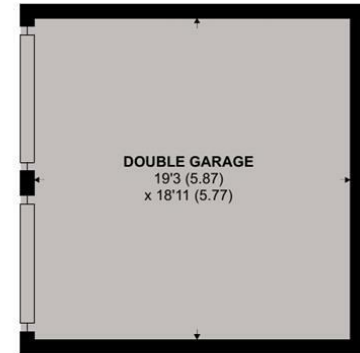
Approximate Area = 1851 sq ft / 171.9 sq m
Garage = 367 sq ft / 34 sq m
Total = 2218 sq ft / 205.9 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Vary 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 | | 77 | 85 |
| EU Directive 2002/91/EC | | | |

Blandford/DJP/12th May 24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1105680



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