



## Sackville Street, Winterborne Kingston, Blandford Forum

A charming character period cottage with a beautifully kept garden situated in a quiet location with generous outbuildings.

Guide Price  
**£600,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**Sackville Street,  
Winterborne Kingston,  
Blandford Forum,  
Dorset,  
DT11 9BJ**

- Period cottage with character
- Original features to include beams and fireplaces
  - Stunning garden with an array of colour
  - Popular village close to amenities
- Ample off road parking and a double garage
  - Outbuildings with superb potential
  - Next to the Winterborne River
    - Owned solar panels
  - Sitting room with feature fireplace
  - Four bedrooms and two bathrooms

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670







A charming character home formally two cottages enjoying a beautifully kept garden with several outbuildings and a double garage, constructed of part cob and part brick. The home has a nice entrance which leads to all principal rooms. The sitting room is the heart of the home boasting a dual aspect, wooden beams and a wonderful wood-burning fire placed on a flagstone hearth as a focal point. The kitchen requires updating but has a good amount of space, currently arranged with a breakfast table and two chairs. The dining room offers ample room for a large six seated table with an addition of a focal gas fire. A useful conservatory has been added currently used as a rear boot-room/utility and provides access to the cloakroom.

Rising to the first floor, the master bedroom enjoys a dual aspect, currently arranged with a double bed and includes a built in wardrobe. The ensuite comprises of a shower cubicle, basin and w.c. The second bedroom is a double and includes a built in wardrobe with the third and fourth bedrooms also of a good size. The bathroom comprises of a bath with overhead shower, basin and w.c.

#### Outside

The garden is predominantly at the front of the home, although it still offers superb seclusion. The beautiful gardens which are predominantly laid to lawn with well stocked flower beds, make it a colourful garden all year round. A central pathway leads to the detached double garage and ample parking. All the outbuildings lie to the right of the entrance along the boundary. The garden to the left is bound by the River Winterborne and the grounds have a stunning array of fruit trees, shrubs, hedges and flower beds.

The outbuildings are superb and offer a variety of uses, which could include offices, a gym, and cinema room or play room. They are detached from the property and could be used as an Air B&B or annex (subject to planning consent).

#### 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/village shop 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 the centre of Blandford drive along West Street to the first roundabout and turn left on to Bournemouth Road

continue for 0.5 of a mile and at the second roundabout take the third exit on to the A354 and continue for 3.5 miles, then turn left on to the Kingston Road and continue for 2.5 miles into the village of Winterborne Kingston. Turn left on to Church Street and at the end of the road turn left on to Sackville Street, continue and the property can be found on the right hand side after Wares Close.

## Sackville Street, Winterborne Kingston, Blandford Forum



Approximate Area = 1707 sq ft / 158.6 sq m

Garage = 396 sq ft / 36.8 sq m

Outbuilding(s) = 460 sq ft / 42.7 sq m

Total = 2563 sq ft / 238.1 sq m

For identification only - Not to scale

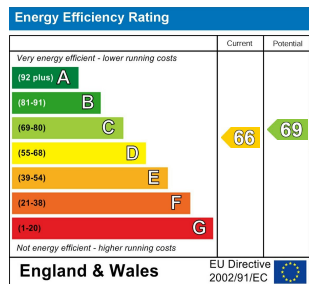
### Sevices

Mains electricity, water and gas.  
Private septic tank replaced in 2024.  
Solar panels (owned).  
Council tax band F  
EPC D

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

### Agents Note

The property flooded in winter 1999/2000 and again in winter 2022/23. In October 2023 the property was fitted with a groundwater pump, drain and channelling system and it did not flood in winter 2023/24.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1120994



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