



Plumbley Meadows, Winterborne Kingston, Blandford Forum

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

Asking Price

£550,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

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

- Versatile accommodation
 - Well presented
 - Quiet cul-de-sac
- Countryside views
 - Gardens
- Substantial outbuilding
 - Ample parking
- Popular village location
 - 4 Bedrooms

Viewing strictly by appointment through
Symonds & Sampson Blandford Sales Office
on 01258 452670





A spacious and versatile family home in a quiet cul de sac location, blending traditional construction with modern fittings.

Built in 1997 this farmhouse style, detached family house has four bedrooms, two with ensuites, one of which has a private spiral staircase. It also boasts a sitting room, lounge, conservatory and separate dining room. Through the main front door, a hallway gives access to the triple aspect sitting room which has wooden flooring and open fireplace with exposed brickwork and wooden mantel. New bi-fold doors open into the conservatory which has quarry tile flooring and French doors to the garden, making this a great entertaining space with views over the countryside.

The kitchen has solid oak units with granite worksurfaces, butlers sink overlooking the rear garden, range style cooker with gas hob and space for a fridge/freezer. The hallway also gives access into the dining room which leads into the utility area and lounge and a downstairs

cloakroom.

Stairs from the hall lead to the first floor, with a door at the top of the stairs on the right opening into the main bedroom which has views over neighbouring farmland and an en-suite bathroom.

The third bedroom offers an en-suite bathroom and enclosed shower with a private spiral staircase. A further shower room is available for the remaining two bedrooms.

The property is approached through a cul-de-sac with parking for 4 vehicles to the front. There is a gate to the left side of the property giving access to the rear and side gardens. There is a large wooden 'Dunster House' cabin with power, water and light and which could be used as a summerhouse/study/gym/playroom. The side garden is mainly laid to lawn with flower borders and newly paved Indian stone patio area ideal for alfresco dining with wonderful views over the countryside and beyond.



Services

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

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.

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 tuning 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.

Winterborne Kingston, Blandford Forum

Approximate Area = 1834 sq ft / 170.3 sq m

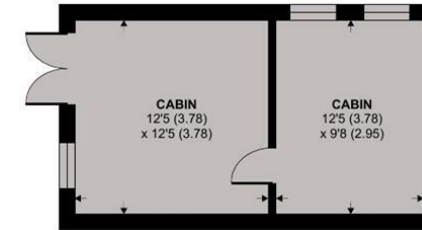
Outbuilding = 289 sq ft / 26.9 sq m

Total = 2123 sq ft / 197.2 sq m

For identification only - Not to scale



FIRST FLOOR



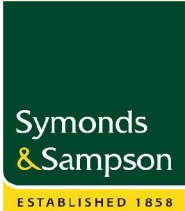
GROUND FLOOR



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		72	81
	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2023. Produced for Symonds & Sampson. REF: 1004599



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