



The Cross, Shillingstone, Blandford Forum

A charming Grade II listed thatched cottage with an established and colourful garden with wonderful countryside views.

Guide Price
£500,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Cross, Shillingstone, Blandford Forum, DT11 0SP

- Tucked away location
- Established and colourful garden
- Views of surrounding countryside
 - Wealth of character
- Potential for multi generation living
 - Kitchen & utility
 - Drawing room
 - Office & study
 - 4/5 bedrooms
 - Two bathrooms

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A spacious and versatile Grade II listed character cottage with a wrap around garden enjoying countryside views.

Burlton Cottage is a charming property with a wealth of history, believed to have once been two dwellings it is a now 4/5 bedroom home with potential for multi generation living. The cottage is entered via a stable door to the kitchen, comprising of a range of wall and base units set with a counter top and includes an Aga cooker. The room is currently arranged with a breakfast table and chairs and feature character beams. The drawing room has a brick fireplace a focal point to the room with French doors leading the garden and a charming candle cupboard to highlight the age of the cottage. The drawing room provides access to the a utility area/cupboard. The sitting room enjoys a large window overlooking the garden with views to rolling countryside and a fireplace as a focal point, the room is currently arranged as a library/reading room. An office is situated at this end of the cottage also enjoying views with access to the cloakroom.

Rising to the first floor, the main bedroom is a good sized double, with freestanding furniture and a decorative fireplace, the room enjoys a large window overlooking the surrounding countryside. The second and third bedrooms would accommodate double beds, with the second, including a built-in wardrobe and basin. The rooms are serviced by the family bathroom comprising of bath with overhead shower, basin and w.c.

Returning to the ground floor from the kitchen, there is a separate reception room currently arranged with a kitchenette with an external door and stairs rising to a self contained studio bedroom with a further bathroom. This section could be used for multi generation living.

Outside

The property is approached by a single car width private gravel driveway leading to a parking area currently accommodating one car, which could be extended. The garden wraps around the front and side of the cottage, with established borders and hedgerows providing a high degree

of privacy. The garden is laid to lawn with with many colourful flower beds, the bottom of the garden offers wonderful views of surrounding rolling countryside.

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 the centre of Blandford drive along Salisbury Street and keep left on to White Cliff Mill Street. At the top of the road turn left on to the Milldown Road and continue for 1.1 miles, at the end of the road turn left on to the A350 and continue for 0.9 of a mile, at the traffic lights turn left over the bridge on to the A357 and continue for 3.2 miles, drive through the village of Shillingstone and the property can be found on the left hand side down a single car width gravel driveway, just opposite the second entrance to Church Road.

Services

Mains electric and water, oil & electric heating and septic tank drainage, which is being replaced by the current owner.

Council tax band E

EPC - Exempt - Grade II listed

Broadband - Ultra & Superfast broadband is available.

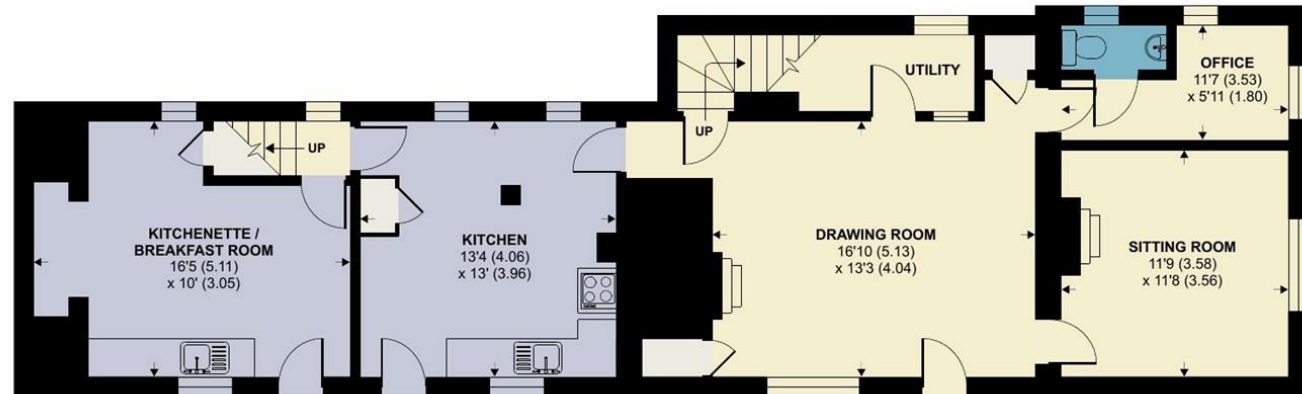
Mobile phone coverage - Network coverage is likely both indoors and out except data on O2 & Vodafone indoors.

(Information from <https://www.ofcom.org.uk>)

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Approximate Area = 1985 sq ft / 184.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1120360



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