



Winterborne Stickland, Blandford Forum

A charming character home with a wonderfully established rear garden with views, situated in a sought after village location.

Guide Price
£675,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Winterborne Stickland, Blandford Forum, Dorset, DT11 0NN

- Brick and flint construction
- Generous rear garden with some views
 - Tucked away location
 - Close to village amenities
 - Three good sized bedrooms
 - Sun room
 - Kitchen
 - Conservatory
 - Bathroom
 - Off road parking

Viewing strictly by appointment
Symonds & Sampson
01258 452670





The Old School house is a charming home boasting a generous and well established rear garden. The house has been an integral part of the village forming part of the village school and now a residence, which the current owners have enjoyed for over 30 years.

Upon entry to the house there is storm porch leading to the garden room, which enjoys a wonderful outlook over the established rear garden. The room has a wood burner as a focal with exposed brick and flint walls, currently arranged as an additional sitting room and providing access to the kitchen, comprising of wall and base units, set with a counter top and includes a sink, electric hob and oven with space for white goods. The room is currently arranged with a breakfast table and chairs and enjoys a feature window seat. A door leads to an internal hallway providing access to the conservatory and sitting room. The conservatory offers views overlooking the beautiful rear garden and is arranged with a range of sofas and arm chairs. The formal sitting room enjoys a dual aspect and a feature fireplace as a focal point to the room. Completing the ground floor is a

the bathroom, comprising of a white suite of bath, separate shower cubicle, basin and w.c.

Rising to the first floor, the master bedroom is a good sized room enjoying a dual aspect, currently arranged with a large double bed and freestanding furniture. The second bedroom is arranged with a double bed and has a decorative fireplace as a focal point. The third bedroom will accommodate a single bed and other pieces of furniture. Completing the first floor is the shower room comprising of a white suite of shower cubicle, basin and w.c.

Outside

The property is approached by a single gravel driveway leading to a parking area and providing access to the garage and a shed. The garden is a particularly feature and offers views of the surrounding countryside. Boasting well stocked and colourful flower beds with many established plants and bushes with a large lawn and several working areas including a vegetable patch and green house.

Situation

Winterborne Stickland is located just under 5 miles from the Georgian town of Blandford Forum and offers a range of amenities including a popular village pub, St. Mary's Church and a village hall which holds a number of regular events and classes such as yoga, pilates, table tennis and bowls. There is a bus service to Blandford Forum (5 miles) and Dorchester (14 miles). Blandford Forum and Dorchester both offer a range of shopping, commercial and leisure facilities together with a number of boutique shops and cafes. There is a mainline station to London Waterloo from Dorchester as well as Gillingham or Poole (approximately 17 miles). The coast can be reached within a 35 minute drive (approx.). There is a range of excellent schools within area in both the private and state sectors to include Milton Abbey, Bryanston School, and The Blandford School. Prep education can be found at Bryanston Prep, with Primary education at Winterborne Whitechurch and Blandford Forum.

Directions

From the centre of Blandford head along West Street over

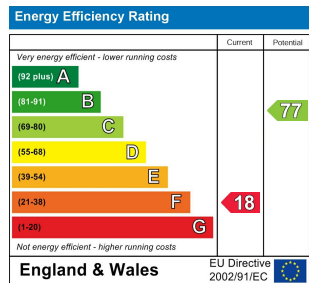
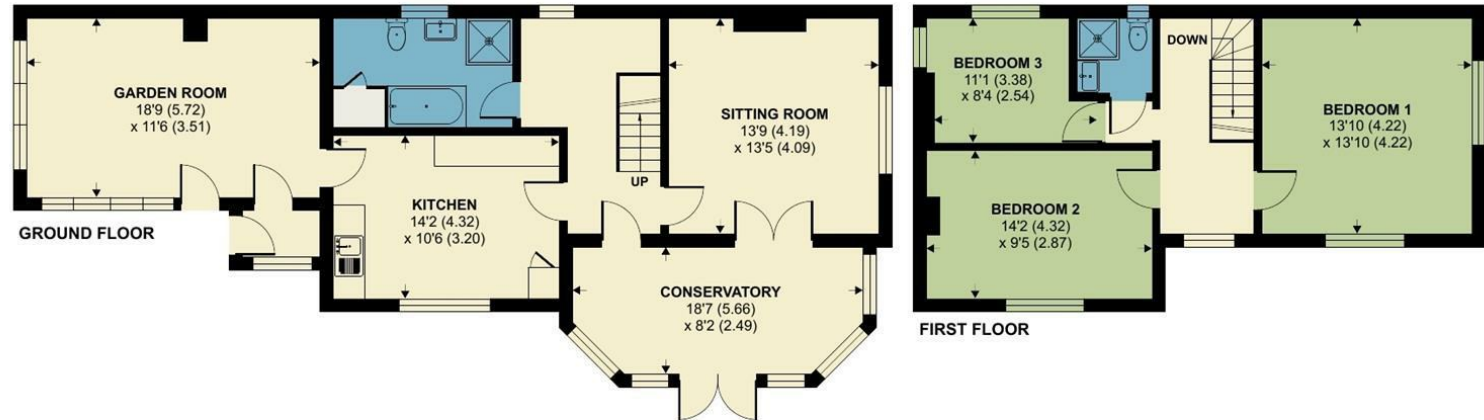
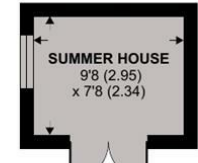
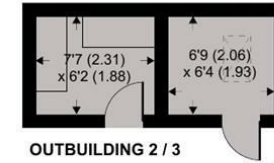
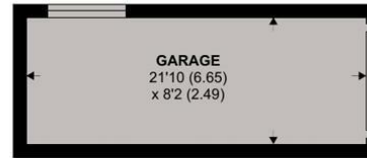
the river and at the roundabout go straight over on to Dorchester Hill. Take a quick right on to Fairmile Road and continue for 3.8 miles and turn left onto North Street and continue for 0.4 of a mile and turn right on to Dunbury Lane and the property can be found on the left hand side.

Services

Private water supply shared with neighbour, septic tank drainage with next door but located in the garden, mains electric & heating, Council tax band E
 Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is limited indoors but likely outdoors.
 (Information from <https://www.ofcom.org.uk>)

Winterborne Stickland, Blandford Forum

Approximate Area = 1498 sq ft / 139.1 sq m
 Garage = 178 sq ft / 16.5 sq m
 Outbuilding = 166 sq ft / 15.4 sq m
 Total = 1842 sq ft / 171 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1139706



Blandford/DP/19th June 24

01258 452670
 Symonds & Sampson 7 Market Place
 Blandford
 Dorset
 DT11 7AH
 blandford@symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

