



## Roman Way, Shillingstone, Blandford Forum, Dorset

A spacious and versatile home boasting over 1,700 sq ft of accommodation and offered to the market with no forward chain.

Guide Price  
**£595,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858

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

- No forward chain
- Cul de sac location
- Close to village amenities
  - Sitting dining room
- Kitchen with integrated appliances
  - Five good sized bedrooms
    - Built in storage
    - Three bathrooms
  - Established rear garden
  - Garage and driveway

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670





A spacious and versatile home situated in a quiet cul de sac location with close proximity to village amenities and offered to the market with no forward chain.

Upon entry to the property there is a hallway providing access to all the principal rooms and the under stairs storage cupboard. The heart of the home is the triple aspect sitting dining room, which is laid with solid wood floors and has French doors leading to the rear garden. The room has a chimney breast with a modern fire as a focal point and includes a wall mounted TV. The room is currently arranged with a comfortable sofa and armchair, coffee table, dining table and chairs. French doors lead to the kitchen overlooking the rear garden, comprising of wooden shaker style wall and base units set with a stone counter top, includes a recessed sink, range style freestanding cooker, double oven, separate fridge and freezer, washing machine, dishwasher and countertop microwave. Completing the ground floor is a cloakroom comprising of a white suite of w.c. and basin.

Rising to the first floor, the master bedroom is a generous room currently arranged with a king size double and free standing furniture. The room includes a feature bay window with views of surrounding countryside, double built in wardrobe and is serviced by a fully tiled ensuite comprising of a white suite of bath, double shower, w.c. and basin. There are two further bedrooms on this floor, one is a good sized double with a built in single wardrobe and the other is currently arranged as a home office but would accommodate a small double bed. These rooms are serviced by a shower room, comprising of shower, w.c. and basin.

Rising to the top floor are two double bedrooms, one includes a built in double wardrobe and a further bathroom, comprising of a bath, w.c. and basin.

#### Outside

The property is approached via a gravel driveway leading to the integral single garage and a pathway leads to the front with the garden laid with turf with established bushes and trees. The rear garden includes a patio area from the dining room, complete with outdoor dining table and chairs, which

is ideal for outside dining, with the remainder of the garden laid to lawn with established trees and borders providing a good degree of privacy. Included is a side gate and rear access to the garage. which contains a condenser dryer.

#### 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 village green, children's play areas, cricket pitch, along with two tennis courts which one can play on through membership. 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, Port Regis, Canford 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

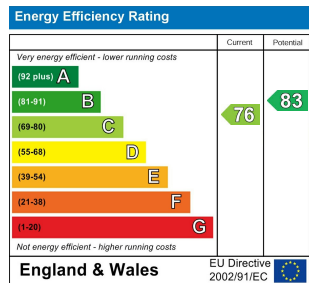
away. Trains to London Waterloo from Salisbury takes about 1 hours 30 mins.

### Directions

From the centre of Blandford, drive along Salisbury Street and take the left hand fork on to White Cliff Mill Street and proceed for 0.3 of a mile and at the end of the road turn left on to 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 and turn left at the traffic light on to the A357 and continue for 2.6 miles. Entering the village of Shillingstone turn left into Augustan Avenue and then turn right into Roman Way, the property can be found towards the end of the cul de sac on the right hand side.

### Services

Mains gas, electric, water and drainage  
 Council tax band - E  
 Broadband - Super & Ultrafast broadband is available.  
 Mobile phone coverage - Network coverage is likely indoors with some limited coverage with O2 and Vodafone and coverage is likely outdoors.  
 (Information from <https://www.ofcom.org.uk>)



## Roman Way, Shillingstone, Blandford Forum

Approximate Area = 1729 sq ft / 160.6 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1924 sq ft / 178.7 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). © n1checom 2024. Produced for Symonds & Sampson. REF: 1150303



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