

Symonds
& Sampson



Roman Way, Shillingstone, Blandford Forum, Dorset

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Roman Way
Shillingstone
Blandford Forum 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

Guide Price £550,000

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



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

what3words///icons.landlady.bridge

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>)



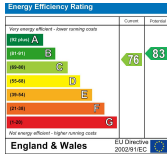
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Approximate Area = 1729 sq ft / 160.6 sq m

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). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1150303



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