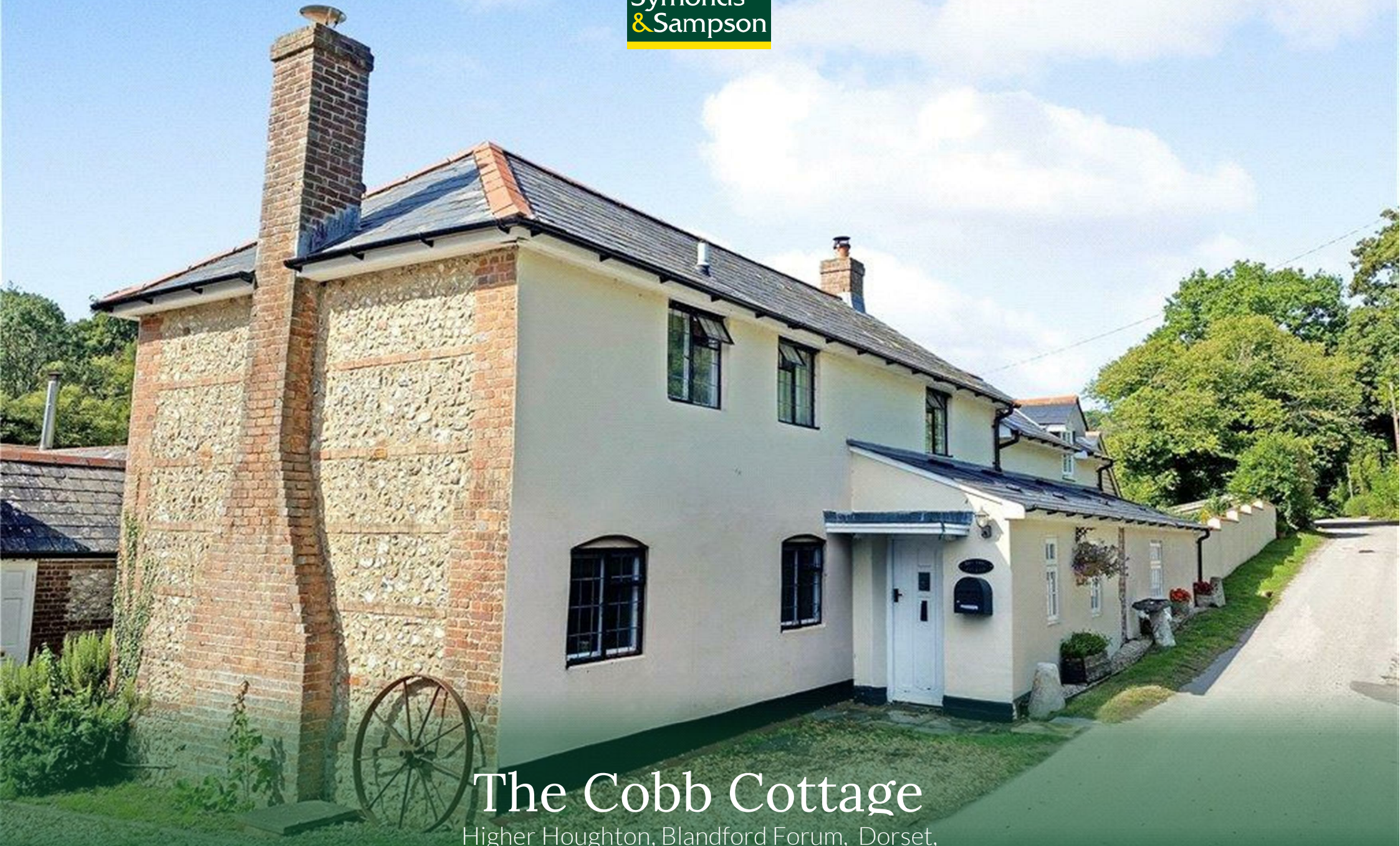


Symonds
& Sampson



The Cobb Cottage
Higher Houghton, Blandford Forum, Dorset,

The Cobb

Higher Houghton
Blandford Forum
Dorset
DT11 0PG

A charming character cottage with a wonderful kitchen dining room, situated in a rural location with a sunny wraparound garden with a double garage and driveway.



- Period cottage
- Rural location
- Ample off road parking & timber garage
 - Modern kitchen dining room
- Sitting room with feature fireplace
 - Wraparound garden
- Large utility room/second kitchen
 - Character features

Guide Price £635,000

Freehold

Blandford Sales
01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

A beautiful detached period cottage which has been sympathetically extended to create a lovely farm cottage situated in a superb and tranquil rural setting surrounded by farmland and bathed in light. The home is very well presented with many period features some dating back to the 1600's and has a host of charming character. However, the modern kitchen extension has been seamlessly added and boasts large accommodation, ideal for a family or as an entertaining area.

The house enjoys a large entrance reception area bathed in light from the many skylights. Sitting room with a delightful wood burning fire and large exposed beams, stripped floorboards and exposed brickwork, the original kitchen has been recently used as a utility and boot room and could be turned into an office or further bedroom, the extended kitchen / family room with double doors leading to the garden incorporating a large island and a beautiful stone tiled floor. Three large bedrooms, the master, boasting ensuite facilities as well as a separate family bathroom with a roll-top bath and a separate shower serving the remaining bedrooms. The master suite is situated above the new kitchen and has access via its own staircase and is therefore very private and feels larger due to a vaulted ceiling and exposed modern beam work.

OUTSIDE

The garden is predominantly laid to lawn with a large patio area ideal for alfresco dining and entertaining especially being of a westerly direction. Wonderful rural views and aspects over farmland as well as a sunny and secluded aspect. Within the curtilage is a detached timber built double garage or workshop with a large mezzanine level. To the front is off road parking with views over farmland.

SITUATION

Winterborne Houghton lies within a secluded valley. The area is designated as being an area of 'Outstanding Natural Beauty' and has its own village church. A mile away is Winterborne Stickland with a school, garage and inn. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and

there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

what3words///riverside.strutting.lavish

SERVICES

Mains electricity. Private water supply, private shared septic tank and biomass central heating system with neighbouring farm.

Broadband - Superfast speed available

Mobile - It is reported there is no network coverage for indoors and likely/limited coverage outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority

Dorset Council - 01305 211970

Council Tax Band - C

EPC - D



Winterborne Houghton, Blandford Forum

Approximate Area = 2104 sq ft / 195.5 sq m (includes garage)

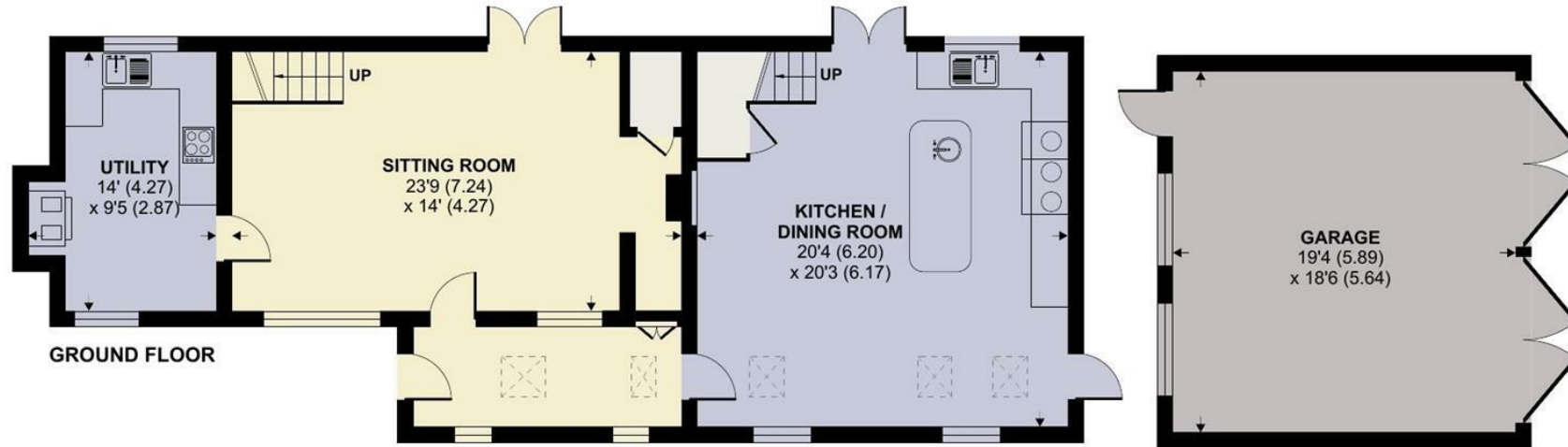
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
The more efficient a property is, the lower the rating score.	
A	B
B	C
C	D
D	E
E	F
F	G
G	
The Energy Efficiency Rating (EER) is a measure of the energy efficiency of a property. It is based on the property's energy performance relative to other properties of a similar type and size.	
England & Wales	
EU Directive 2002/91/EC	



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 805033

Blandford/DJP/February 2025



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