



Legion House

Legion Lane
Winterborne Stickland
Blandford Forum
Dorset DT11 0NQ



- Brand new build
- Countryside views
- Set down a private road
 - Sandstone patio
- Double garage with driveway parking
- Sitting room with a feature fireplace
- Open plan kitchen dining room with bi folding doors
 - Ground floor reception room/study

Guide Price £900,000

Freehold

[Method of Sale if NOT Private Treaty.]

Blandford Sales
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ACCOMMODATION

Legion House is a one off new build situated at the end of a private road enjoying a nice sized plot with countryside views. The hallway provides access to all the principal rooms with several built in storage cupboards. Beautiful wooden French doors open to the light and bright kitchen dining room, which is the heart of the home. Enjoying bi folding doors providing access to the large patio with views of the rear garden and countryside beyond. The kitchen comprises of a range of grey shaker style wall and base units with a range of integrated appliances set with a stone counter top. A utility room provides additional storage with space for white goods and is ideal for coming in from the garden or walking a dog. The sitting room has a feature brick fireplace and chimney breast with a inset wooden mantel piece. The snug is situated to the front of the property and could be arranged as an additional reception room, bedroom or office depending on need. The generous cloakroom comprises of a w.c., basin and shower, making it ideal for multi generation living.

The master bedroom is a generous double, enjoying a dual aspect with views towards surrounding countryside, the room is serviced by an ensuite. The second bedroom is a good size double with and ensuite, the third and fourth bedrooms would accommodate double beds. The family bathroom comprises of a bath, shower, basin and w.c.

OUTSIDE

The property is approached by a driveway offering parking for several vehicles, providing access to the double detached garage with a patio to the rear housing a garden shed. The front garden is raised with planted borders and will be laid to turf. A sandstone patio adjoins and wraps around the property providing a wonderful area for al fresco dining and bound by a retaining wall. The garden will be laid to turf and has views of the surrounding fields.





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, a Pre-School, 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 Knighton House, with Primary education at Winterborne Whitechurch and Blandford Forum.

DIRECTIONS

What3words/// tidying.passports.section

SERVICES

Mains electric, water and water treatment plant. Ground

floor underfloor heating. Air source heat pump with radiators.

Superfast broadband

Mobile signal likely indoor and outdoor

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

MATERIAL INFORMATION

Dorset Council- 01305 211970

Council Tax Band - TBC

EPC - TBC

Please note external photographs have been computer enhanced and may not reflect the final finish.



Energy Efficiency Rating	
Current	Potential
Very energy efficient (lower carbon value)	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient (higher carbon value)	
England & Wales	
EU Directive 2002/91/EC	

Legion Lane, Winterborne Stickland, Blandford Forum

Approximate Area = 2700 sq ft / 250.8 sq m (includes garage and excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1174870



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