

Symonds
& Sampson



Schelin Way, Shillingstone, Blandford Forum, Dorset

Schelin Way
Shillingstone
Blandford Forum
Dorset
DT11 0TH

A well presented and spacious family home boasting a modern kitchen dining room, situated in a tucked away cul de sac location, close to village amenities and countryside walks.



- Modern kitchen dining room
- Dual aspect sitting room
- Bathroom and separate cloakroom
 - Good sized bedrooms
 - Garden with patio
 - Replacement boiler
 - On-street parking
 - Vendor suited

Guide Price £270,000
Freehold

Blandford Sales
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THE DWELLING

A good sized family home in a tucked away cul de sac location boasting a modern kitchen dining room overlooking the rear garden.

The sitting room is a dual aspect room with a recessed space for a wood burner or open fire, set with a stone hearth and a floating wooden mantle piece as a wonderful focal point to the room. The heart of the home is the kitchen dining room, with the kitchen area comprising of a range of white wall and base units set with a stone effect worktop and breakfast bar for informal dining. The room includes an electric oven, microwave, gas hob, larder storage, integrated dishwasher and space for a washing machine, and a fridge freezer. The dining area is currently arranged with a large dining suite and the room enjoys French doors to the rear garden. Completing the ground floor is a cloakroom comprising of a w.c. and basin.

The master bedroom is a generous room situated to the front of the house accommodating a large double bed and includes substantial built in storage. The second bedroom is a good sized double, enjoying a dual aspect and built in wardrobe. The third bedroom is a nice sized single room, currently arranged as a study and includes built in storage over the stair well.

OUTSIDE

The property is approached by a concrete pathway with the front garden laid to lawn. The rear garden is of a good size with a patio adjoining the house which is ideal for outside dining. The remainder of the garden is laid to lawn bound by a close board wooden fence with a side gate for access.

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 children's play areas. 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 Claysmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford 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///elders.developed.blanking

SERVICES

All mains utilities. Gas central heating

MATERIAL INFORMATION

Council tax band C

EPC - C

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
<https://www.gov.uk/check-long-term-flood-risk>



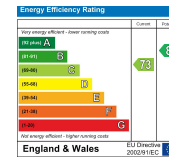
Schelin Way, Shillingstone, Blandford Forum, DT11

Approximate Area = 936 sq ft / 86.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1228858



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