



Symonds
& Sampson

Windwhistle Barn

North Street, Winterborne Kingston, Blandford Forum, Dorset

Windwhistle

North Street
Winterborne Kingston
Blandford Forum
Dorset DT11 9AZ

A charming barn conversion situated in a private courtyard development with a mature rear garden and offered to the market with no forward chain.



- No forward chain
- Popular & well connected village location
 - Private courtyard development
 - Generous accomodation
- Character charm including beams and high ceilings
- Spacious Country Style Kitchen breakfast room
- Conservatory overlooking established garden
 - Garage with electric door

Guide Price **£600,000**

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



THE DWELLING

Windwhistle Barn is charming barn conversion located in a small, private courtyard development in the popular village and well connected village of Winterborne Kingston.

Upon entry to the house there is a light and welcoming hallway providing access to the all the principal rooms. The country style kitchen breakfast room is sociable and informal room, comprising of a range of wooden wall and base units and includes two sinks, freestanding dishwasher and washing machine, integrated separate fridge freezer units and a Stoves free standing cooker with gas hob. The room is arranged with a six seater wooden breakfast table, which will be included. The separate dining room is ideal for formal dining with French doors leading to the patio and ornate internal stained glass windows referencing Windwhistle Barn. The sitting room is of a generous size with a feature brick fireplace with a gas coal effect fire as a focal point. Two sets of French doors lead to the conservatory overlooking the mature rear garden. Completing the ground floor is a modern cloakroom.

The master bedroom enjoys a dual aspect with a vaulted ceiling and characterful wooden beams. The room includes a range of built in wardrobes and storage and a modern ensuite comprising of a double walk in shower, basin and w.c. The second and third bedrooms are nice sized double

rooms and the fourth bedroom is currently arranged with a single bed and desk but could be arranged with a small double bed. The family bathroom comprises of a range of bath with overhead shower, basin and w.c.

OUTSIDE

The front garden provides a good degree of privacy with an established border of mature plants, shrubs and a charming rose pergola set above the front path. The rear garden is a particular feature with a patio adjoining the house making an ideal spot for outside dining. The garden has been beautifully tended with large and colourful borders teeming with mature plants and shrubs. The remainder of the garden is laid to lawn with a pond supplied by rainwater and a wooden a garden shed is situated to the rear boundary. Included is parking for several vehicles and an integral single garage with electric door.

SITUATION

Winterborne Kingston is a village approximately 6.5 miles from the Georgian Market Town of Blandford Forum, approximately 14 miles from Poole and approximately 12 miles from the County town of Dorchester. Amenities in the village include a church, village hall, public house and a primary school, all of which are located in easy walking distance of the property and a regular bus service. Being part of the 'Red Post' parish, there is a thriving community

spirit within the village with a range of activities on offer at the hall. Bere Regis is approximately two miles distant offers a convenience store, post office, doctors' surgery with pharmacy, and a hair salon. The surrounding towns of Blandford, Poole and Dorchester all offer a good selection of shops, commercial facilities, cafes and restaurants.

DIRECTIONS

What3words:///spreading.slacker.improves

SERVICES

Mains gas, electric and water. Private drainage (shared treatment plant) costs split between four properties.

MATERIAL INFORMATION

Council tax band - G

EPC - D

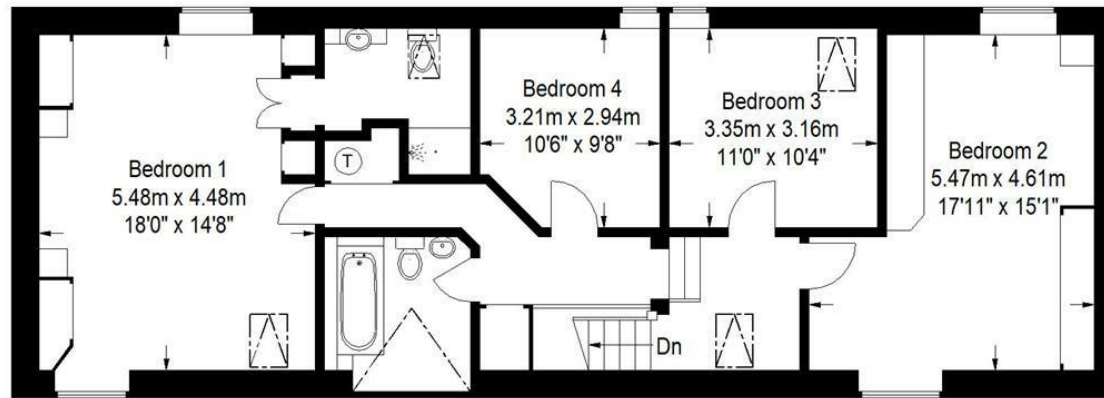
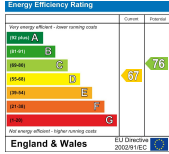
There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

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

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

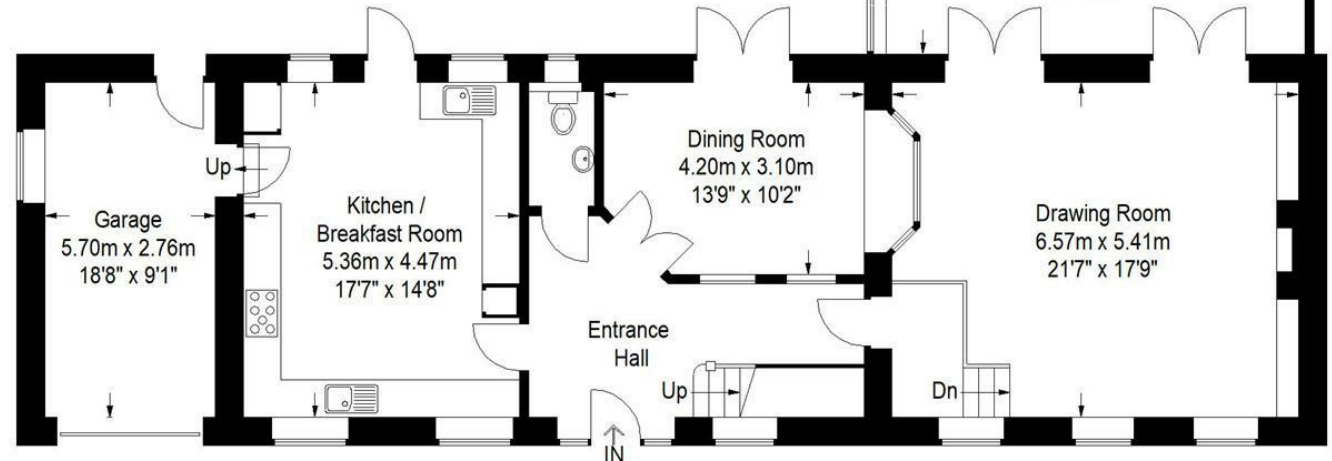
Agents Note - Photos taken May 2024





First Floor

Approximate Gross Internal Area
210.1 sq m / 2261 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 225.2 sq m / 2423 sq ft



Ground Floor

Blandford/DJP/January 2025 Revised June 2025



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT