

An aerial photograph of a large, white, multi-story house with a red-tiled roof, situated in a lush green valley. The house is surrounded by trees and a large driveway. A winding road curves through the green fields in the foreground. In the background, there are rolling hills and a line of trees. The sky is blue with some clouds.

Symonds
& Sampson

Stocklands House

Hilton, Blandford Forum

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Hilton
Blandford Forum
DT11 0DE

A versatile home enjoying an elevated position overlooking surrounding countryside, boasting outbuildings and land totalling 11 acres, offered with no forward chain.



- Rural setting
- Magnificent views
- In all over 11 acres
- No forward chain
- Landscaped garden
- Outbuildings including potting shed and Victorian green house
- Versatile accommodation
- Suitable for multi generations

Guide Price £1,150,000

Freehold

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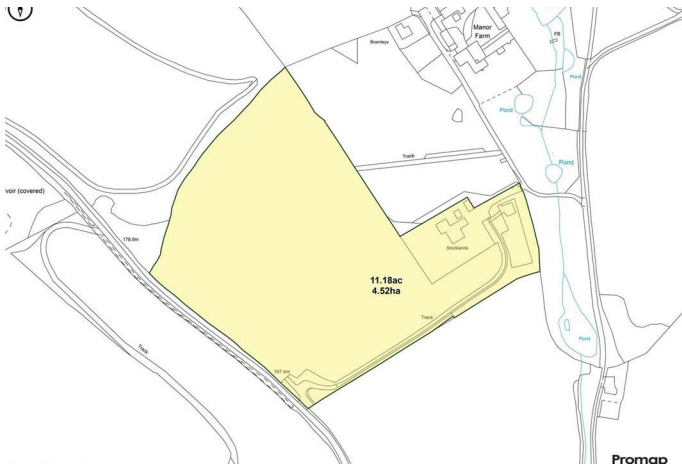
ACCOMMODATION

Stocklands House enjoys a raised and commanding setting with magnificent rural views over the surrounding rolling downland and the village of Hilton. The house offers versatile accommodation which could be altered to multi generation living (subject to relevant permissions). The kitchen breakfast room comprises of a range of wall and base units set with a counter top with a feature island laid with a stone counter top. Included is a aga cooker, separate electric oven and microwave, with space for further white goods. An inner lobby leads to a separate utility room and the workshop, which previously was a morning room with French doors leading to the front elevation. The formal dining room enjoys a dual aspect including a bay window with outstanding elevated views overlooking the valley. The drawing room is a very light room with a bay window and two sets of French doors, the room has a fireplace and wood burner as a focal point (please see material information section) and enjoys wonderful views of the landscaped garden and towards the countryside.

The master bedroom is a dual aspect from with access to the garden and includes an ensuite comprising of a bath, separate shower, basin and w.c. The guest bedroom is a double with an ensuite comprising of a bath, separate shower, basin and w.c. The third bedroom would accommodate a double bed and includes an ensuite. The master and third bedroom, could be reorganised (subject to relevant permissions) into an annexe for multi generation living. Completing the ground floor is a cloakroom and formal front door and lobby.

The remaining three bedrooms are located on the first floor, with lovely views of the paddock and surrounding countryside. Bedroom four includes an ensuite with a separate family bathroom to service the remaining bedrooms. This floor could be re organised (subject to permissions) to create a feature master bedroom, dressing room and ensuite.





OUTSIDE

The property has two entrances with access from Cuckoo Lane via a wooden five bar gate leading via a private driveway laid with stone chippings to the dwelling. The additional access point is via The Knapp and a farm track signposted to Manor Farm, that eventually leads to a driveway and parking area for several vehicles and provides to access to the dwelling, double garage and outbuilding, currently arranged as a store room with two electric roller doors but could be repurposed as a stables.

The gardens wrap around the house enjoying many



vantage points to enjoy the elevated views, a more formal landscaped garden includes a Summer House benefitting from light and power, together with a potting shed and Victorian green house. A growing garden has been created and is bound by stock fencing. The remainder of the land is currently grazed by a local farmer but would be ideal for buyers wishing to keep livestock or horses.

SITUATION

Hilton is a small village with Parish Church approximately 2.5 miles from the historic village of Milton Abbas with its famous school. Milton Abbas is an historic Dorset village

predominantly made up of thatched cottages and having a famous public school adjoining the Abbey. Village amenities include general stores, Sub-Post Office and public house. The market town of Blandford Forum is approximately 7 miles and the county town of Dorchester is approximately 10 miles. Sporting activities are varied with golf available at the Mid-Dorset and Ashley Wood golf clubs and sailing at Poole, approximately 20 miles.

DIRECTIONS

What3words:///daydreams.gloves.dish

The property has two entrances, please access via The Knapp, Hilton (follow signs for Manor Farm).



SERVICES

Mains electric, water, septic tank, oil fired central heating. 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>

MATERIAL INFORMATION

Council tax band - G

EPC -D

Back up generator can be included by separate negotiation
Land currently has a grazing agreement (can be terminated with 1 months notice)

The property has two entrances, one is via Manor Farm with a vehicular and pedestrian right of way (10% contribution to costs)

Aga & boiler serviced 2025

Wood burner does not have an installation certificate

Stocklands House, Hilton, Blandford Forum

Approximate Area = 3290 sq ft / 305.6 sq m
 Limited Use Area(s) = 43 sq ft / 4 sq m
 Garage & Outbuildings = 1101 sq ft / 102.2 sq m
 Total = 4434 sq ft / 411.9 sq m
 For identification only - Not to scale

Energy Efficiency Rating		
Energy efficiency class	Current	Target
A		
B		
C		
D		
E		
F		
G		
England & Wales		



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1235197



Blandford/DJP/February 2025



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