



22 Old Oak Way, Winterborne Whitechurch, Blandford Forum

22 Old Oak Way
Winterborne Whitechurch
Blandford Forum
DT11 0TN



- Village location
- Large garden with grounds
- Double garage and parking
- Sitting room with woodburner
 - Conservatory & office
 - Bathroom & ensuite
 - No forward chain

Guide Price £600,000
Freehold

Blandford Sales
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ACCOMMODATION

The heart of the home is the dual aspect sitting room with a feature fireplace and wood burner as a focal point to the room. This leads to the generous conservatory which benefits from heating and is arranged as an informal sitting / dining room with views and access to the rear garden. French doors lead from the conservatory to the formal dining room. The kitchen comprises of a range of cream wall and base units, set with a counter top and includes an electric oven and gas hob, built in fridge and dishwasher. The utility room includes built in storage, sink and space for white goods, with a rear door leading to the driveway. The office is situated to the front of the property and is ideal for home working, completing the ground floor is a cloakroom.

The master bedroom is a good sized room overlooking the rear garden, included is a built in wardrobe and an ensuite shower room. The second bedroom is a double and includes a built in wardrobe, the third bedroom is arranged as a twin and the fourth is currently used as a gym but would accommodate a double bed. The family bathroom comprises of a bath with hand held shower, separate shower, w.c and basin.

OUTSIDE

The property is approached by a red tarmac driveway with parking for several vehicles and leads to the detached

double garage benefitting from light and power. The front garden is primarily laid to lawn bound by an established hedge. The rear garden has been landscaped with a section of lawn and a path leading to an elevated patio which is ideal for al fresco dining. Another pathway leads to a bridge over a pond providing access to the double garage and the bottom section of the garden which is arranged with a greenhouse and raised beds for growing fruit and vegetables. Beyond the rear boundary is a copse with views towards the neighbouring countryside.

SITUATION

Winterborne Whitechurch forms part of the Winterborne Valley with an historic church, along with East farm shop and tea rooms, and primary school. The northern part of the village parish is within the Dorset Area of Outstanding Natural Beauty. The village is located between the county town of Dorchester, with its mainline railway station (London Waterloo), famous weekly market and reputable schools, and Blandford Forum, with its boutique-style shops, tea rooms and riverside walks.

DIRECTIONS

What3words:///belonging.buying.erupted

SERVICES

Mains electric, gas and water. Private shared sewage

treatment plant. Annual service charge £600.

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>

Council Tax Band - F

EPC - C

MATERIAL INFORMATION

The copse at the bottom of the garden is rented from a local land owner for £20 per annum

The property is accessed via a private road with shared maintenance costs.



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Approximate Area = 1665 sq ft / 154.6 sq m

Garage = 298 sq ft / 27.8 sq m

Total = 1963 sq ft / 182.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++	92-100		
A+	81-91		
A	69-80		
B	55-68		
C	41-54		
D	29-40		
E	15-28		
F	9-14		
G	1-8		
Very energy inefficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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: 1251001



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