



5 Bush Park
Winterborne Kingston
Blandford Forum
DT11 9BG

An immaculately presented three-bedroom detached bungalow situated in a quiet cul-de-sac location within the sought-after village of Winterborne Kingston.



- Popular village location
- Versatile accommodation
- Master bedroom suite with underfloor heating
 - Spacious kitchen with utility area
 - Conservatory
 - Delightful sunny rear garden
 - Countryside views
- Garage with parking for several cars

Guide Price £465,000
Freehold

Blandford Forum Sales
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ACCOMMODATION

An immaculately presented three-bedroom detached bungalow situated in a quiet cul-de-sac location within the sought-after village of Winterborne Kingston.

The property is accessed via a useful front entrance porch with tiled flooring which leads into a spacious hallway serving all principal rooms. The light and airy sitting room boasts a coal effect gas fire and a double glazed sliding door leads into the sunny conservatory. The conservatory has solid wood flooring and enjoys sunny aspect overlooking the rear garden. The superb handmade kitchen comprises of a range of wall and base units with granite worktops, butler sink, integrated dishwasher, electric oven and gas hob with extractor hood, a useful built in larder and space for a free standing fridge/freezer. This is complimented by a utility area containing a worktop with undercounter space for additional appliances and access out to the side of the property. With the added benefit of single floor living, the master bedroom overlooks the rear and includes handmade built in wardrobes. This is coupled with a superb ensuite benefitting from underfloor heating and comprises a large shower, basin and w.c. The second bedroom looks out onto the front and is a good sized double with a built in mirrored wardrobe. The third bedroom is currently arranged as a dining room with a corner cupboard but is a versatile room and could easily be a third bedroom. Completing the

accommodation is a matching family bathroom further down the hallway with underfloor heating, consisting of a shower bath with a basin and w.c. Within the spacious hallway is a useful study area, additional cupboard space and a door leading to the garage.

OUTSIDE

The property is approached via a good sized resin driveway accommodating parking for several cars, and has an integrated single garage with an electric roller door. The front aspect enjoys fantastic views overlooking open fields and includes a front lawn with side access to the rear. The sunny rear garden is predominantly laid to lawn with a paved patio area in front of the conservatory for dining al-fresco. The garden includes well stocked flower and shrub borders, a greenhouse and a workshop with power. The property backs on to the local infant school playing field.

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 Wareham, Blandford, Poole and Dorchester all offer a good selection of shops, commercial facilities, cafes and restaurants.

DIRECTIONS

What3words:///marker.pushover.modifies

SERVICES

Mains gas, electric and water, plus septic tank.

Broadband- Standard, Superfast & Ultrafast broadband is available.

Mobile phone coverage- Network coverage is limited indoors but likely outdoors.

(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band - E

EPC- C

There is no recorded flood risk at the property.

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



Bush Park, Winterborne Kingston, Blandford Forum

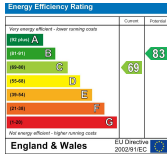
Approximate Area = 1407 sq ft / 130.7 sq m

Garage = 114 sq ft / 10.5 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 1613 sq ft / 149.7 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). Produced for Symonds & Sampson. REF: 1261797

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Blandford/RB/March 2025



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