

Symonds  
& Sampson



Bessells

Shroton, Blandford Forum,



# Bessells

Shroton  
Blandford Forum  
DT11 8QW

A spacious and versatile home, with a wonderful garden enjoying excellent countryside views towards Hambledon Hill and surrounding farmland. Blending modern decoration with character charm.



- Countryside views
- Quiet edge of village location
- Versatile accommodation
  - Modern kitchen
  - Expansive hallway
- Sitting room with wood burner
- Master bedroom with feature ensuite

Guide Price £650,000

Freehold

Blandford Forum Sales  
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## ACCOMMODATION

Bessells is a charming and varied home with an interesting history and includes many features of a previous time. The current owner has sympathetically renovated the home blending modern style with classic features. Upon entry to the home stone steps lead to the hallway which enjoys a light and airy feel, laid to wooden flooring includes built in storage and a cloakroom. A lovely feature harking to a different era is an old lift with original door and control panel which is now used as a storage cupboard. The heart of the home is the flowing kitchen, dining sitting room, which is a light space with outstanding views. The kitchen area is situated to the front of the building with wonderful views from the kitchen sink. Included is a range of blue and grey wall and base units with a grey counter top with a range of integrated appliances. The dining area enjoys a frosted bay window and leads to the sitting room overlooking the rear garden and views beyond, with a feature double sided dual fuel wood burner and a Jefferson door leading to the adjoining room. The room is laid to hard flooring and has French doors leading to the rear garden. The office includes a bay window and could be arranged as a ground floor bedroom. A wet room and boot room is nearby which is currently used for dog grooming but could be altered to a shower room. A half stair case leads to a utility room and a double bedroom situated to the front of the property with a neighbouring bathroom.

Rising to the first floor there is large and welcoming landing with a range of built in storage. The master bedroom is a particular feature, a large dormer window overlooks the rear garden with views to Hambledon Hill and farmland. The room has a comprehensive range of built in wardrobes and storage and an adjoining ensuite with a glazed roof set above the shower cubicle. A further bedroom is situated on this floor with large velux windows flooding the room with light and a range of built in eaves storage. Completing this floor is a modern family bathroom.







## OUTSIDE

The property is approached by a driveway with parking for two vehicles and provides access to the garage and workshop. The rear garden is a particular feature with outstanding views towards Hambledon Hill and surrounding farmland. A good sized patio adjoins the home enjoying a sunny aspect and providing substantial space for outside dining. The remainder of the garden is laid to lawn bound by established and colourful borders interspersed with trees.

## SITUATION

Shroton is a village set off the Blandford to Shaftesbury

Road. The village itself has a parish church, public house and farm shop, whilst further amenities are available in Child Okeford and Iwerne Minster. Blandford Forum is approximately 5 miles and Shaftesbury approximately 7 miles.

## DIRECTIONS

What3words///needed.exporters.desks

## SERVICES

Mains electricity, water and drainage.

Oil fired central heating

There is mobile signal indoor and outdoor is likely and

Ultrafast broadband is provided to the property as stated by the Ofcom website. There is low or very low 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

Dorset Council Tel: 01305 211 970

Tax Band - G







# Bessells, Shroton, Blandford Forum

Approximate Area = 2352 sq ft / 218.5 sq m

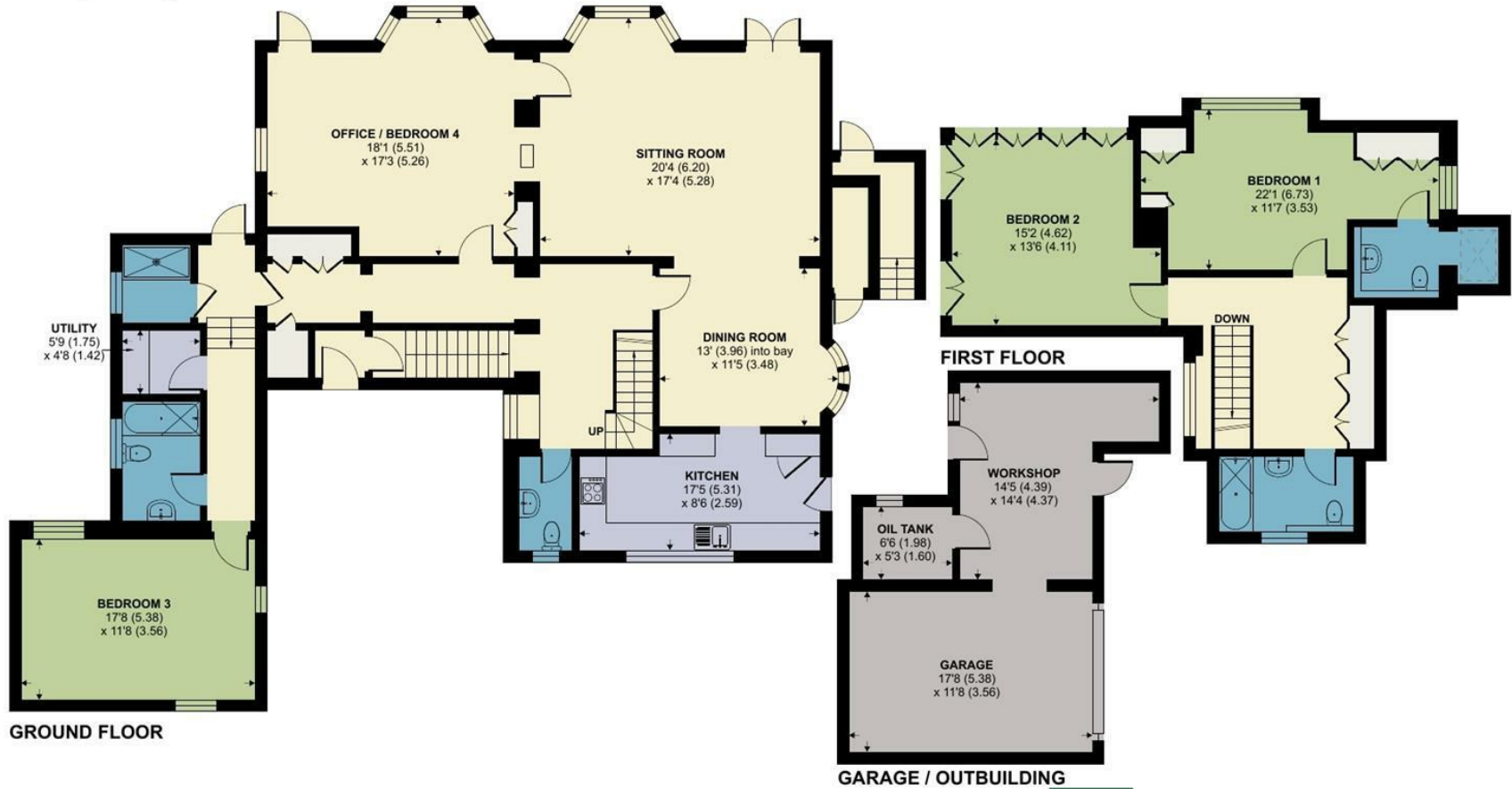
Garage = 206 sq ft / 19.1 sq m

Outbuilding = 243 sq ft / 22.5 sq m

Total = 2801 sq ft / 260.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
For energy efficient - lower rating code			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
For energy efficient - higher rating code			
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 2024. Produced for Symonds & Sampson. REF: 1203182



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