

Symonds
& Sampson



3 Fosters Meadows, Winterborne Whitechurch, Blandford Forum

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Winterborne Whitechurch
Blandford Forum
DT11 0DW

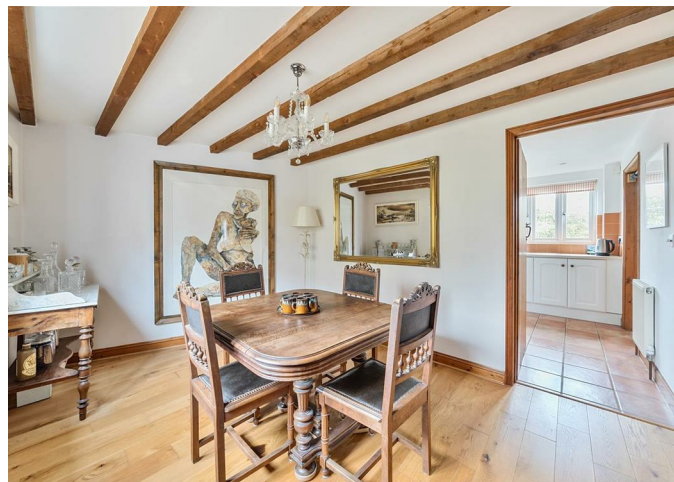
An immaculately presented three-bedroom semi-detached thatched cottage possessing an abundance of character and charm pleasantly situated within a select village development.



- No onward chain
- Character features
- Gas fire log burner
- Separate dining room
- Tastefully updated shower room
- Enclosed South facing rear garden
 - Double garage
- Off road parking for several cars

Offers In Excess Of £450,000
Freehold

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



ACCOMMODATION

An immaculately presented three-bedroom semi-detached thatched cottage possessing an abundance of character and charm pleasantly situated within a select village development.

Upon entry to the property is a spacious hallway with tiled flooring serving all principle rooms. The characterful sitting room has a feature brick fireplace with a gas fired log burner and French doors to the rear garden. The dining room is a good size additional reception room, overlooking the front of the property with both rooms having engineered wooden flooring. The kitchen overlooks the sunny rear aspect and consists of a range of wall and base units, fan assisted electric oven, four ring gas hob and integrated fridge/freezer. This conveniently leads into a utility room with a work surface and inset steel sink and drainer, plus space undercounter for a washing machine and dishwasher. Completing the ground floor is a cloakroom, with understairs cupboard offering additional storage

Rising to the first floor, all the bedrooms are accessed via the galleried landing. The sizable master bedroom is a light

room with the added benefit of a three-door built in wardrobe. This is coupled with a tastefully updated ensuite comprising of a cubicle with fitted shower unit, w.c. and basin. The second bedroom is a double, currently used as a study and overlooks the front of the property. The third bedroom looks out onto the rear. Completing the first floor, is a spacious fully-tiled family bathroom comprising of a bath, basin and w.c.

OUTSIDE

The property is accessed via a path surrounded by shingle and pretty flower pots on the approach to the front door. The front garden is open plan with woodchip and a gravelled drive leading to a shared area with plenty of parking. The double garage includes remotely operated electric twin up and over doors, power and lighting with storage space over. The enclosed southerly facing rear garden is a particular feature, mainly laid to lawn with flower beds and shrubs plus a patio for dining al-fresco. Also within the garden is an electrically operated sun awning, outside tap and side access to the parking area.

SITUATION

Winterborne Whitechurch forms part of the Winterborne Valley with an historic church, along with East farm shop

and tea rooms, primary school and village hall with regular community events. 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

what3word:///dishing.trophy.finishes

MATERIAL INFORMATION

Mains electric, water and sewage treatment plant. Gas fired central heating.

Maintenance for shared private treatment plant.

Council Tax Band - D

EPC - C

Broadband- Standard & Superfast broadband is available.

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

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

There is no recorded flood risk at the property.

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



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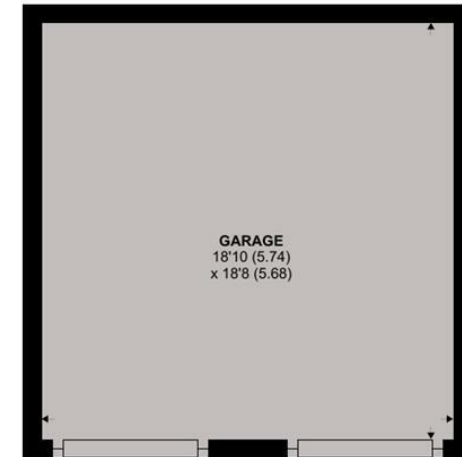
Approximate Area = 1122 sq ft / 104.2 sq m

Garage = 351 sq ft / 32.6 sq m

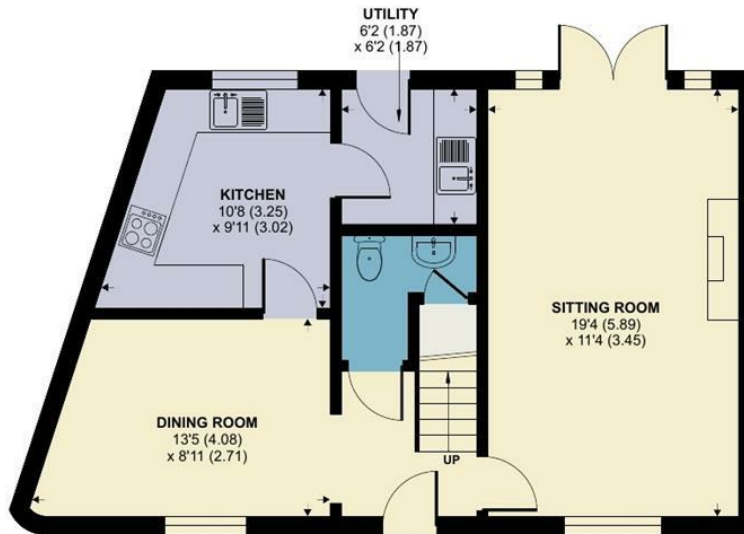
Total = 1473 sq ft / 136.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++ (92-100)	A		
A+ (89-91)	B		
A (86-88)	C		
B+ (83-85)	D		
B (81-82)	E		
B- (79-80)	F		
C+ (76-78)	G	72	73
C (73-75)	H		
C- (71-72)	I		
D (69-70)	J		
D- (67-68)	K		
E (65-66)	L		
F (63-64)	M		
F- (61-62)	N		
G (59-60)	O		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



GARAGE



GROUND FLOOR



FIRST FLOOR



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: 1265152



Blandford/RB/April 2025



01258 452670

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



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