



Symonds  
& Sampson

# Courtney House

Shroton, Blandford Forum, Dorset

# Courtney House

Shroton  
Blandford Forum  
DT11 8QF



- No forward chain
- Tucked away location
- Sought after village
- Wonderful views of surrounding countryside
- Impressive entrance hall with feature stair case
  - Pretty and colourful garden
  - Solar panels & battery system

Guide Price **£1,150,000**

Freehold

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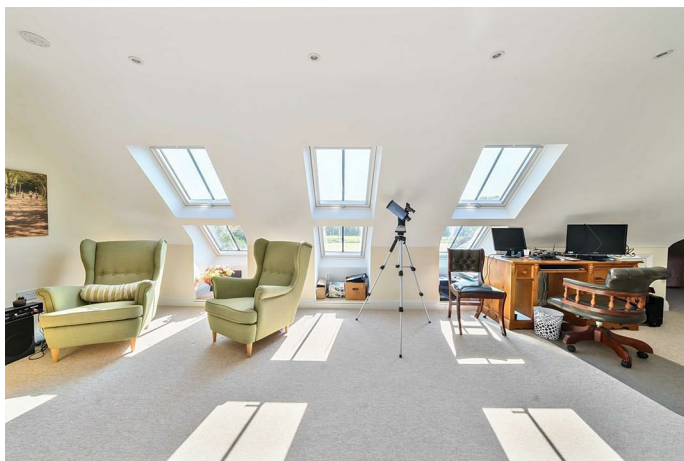
## ACOMMODATION

Upon entry to the house there is a grand hallway with a feature wooden staircase as a focal point to the room, leading to a galleried landing. The hall opens into a wonderful conservatory overlooking the private rear garden and the countryside beyond. The ground floor has spacious and flowing accommodation throughout and the heart of the home is the informal kitchen/breakfast room, which boasts a triple aspect and access to the garden. The kitchen comprises of a range of wooden wall and base units including an island set with granite work tops and includes a range of built in appliances. There is a useful utility room offering space for white goods and access to the drive way. There is a formal dining room with bi-folding doors to the rear garden flooding the room with light and a fireplace as a focal point. The sitting room enjoys a dual aspect with a feature fireplace set with a wood burner and a polished stone hearth. Completing the ground floor is the cloakroom and a separate office, ideal for home working with a built in desk and shelving.

The master bedroom enjoys wonderful views to the rear of rolling countryside and is a very spacious room boasting a dual aspect and includes built in wardrobes. The master ensuite is fully tiled with natural stone tiling comprising of a white suite of metal roll top bath, separate shower, dual sinks and a w.c. There are three further double bedrooms all include built in storage and two offer ensuite shower rooms. Additionally there is a good sized family bathroom, comprising of bath, basin and w.c.

Rising to the top floor, there is a large bedroom with several recessed areas allowing for a variety of arrangements, currently used as bedroom/office/sitting room. This room includes a ensuite comprising of a separate bath, shower, basin and w.c. This floor also includes a further bedroom currently arranged with twin beds with access to eaves storage.





## OUTSIDE

The property is situated down a private shared driveway passing through gates to a substantial driveway providing parking for several vehicles and access to the detached double garage. The double garage has a staircase rising to a room on the first floor which has previously been used as a home cinema but would make an ideal office. The rear garden is a particular feature with wonderful views of the surrounding countryside. There is a large

terrace adjoining the house accessed from all the principal reception rooms and is ideal for outside dining. The remainder of the garden is predominantly laid to lawn and bound by well stocked and colourful beds. The boundary is technically the middle of the River Iwerne but a wooden foot bridge leads to the opposite river bank and a further small tended area of grass.



## SITUATION

Shroton is a village set off the Blandford to Shaftesbury Road. The village itself has a Parish Church and Public House whilst further amenities are available in Child Okeford and Iwerne Minster. Blandford Forum is approximately 5 miles and Shaftesbury approximately 7 miles.

## DIRECTIONS

What3words///marinated.fidgeting.deciding



## SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating with electric room heaters in bedrooms 5 & 6. Solar panels (owned) with battery storage.

<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

There is mobile signal and Ultrafast broadband (Wessex Internet full fibre) provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

# Shroton, Blandford Forum

Approximate Area = 4719 sq ft / 438.4 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Garage = 860 sq ft / 79.8 sq m

Total = 5641 sq ft / 523.9 sq m

For identification only - Not to scale

Denotes restricted  
head height

Energy Efficiency Rating		Current	Potential
For energy efficient - lower running costs			
A	B	81	84
C	D		
E	F		
G	H		
I	J		
For energy efficient - 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). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1313780



Blandford/DJP/June 2025



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