



3 Saxon Rise, Winterborne Stickland, Blandford Forum, Dorset

3 Saxon Rise
Winterborne Stickland
Blandford Forum
DT11 0PQ

A spacious bungalow situated in an elevated position enjoying village and countryside views situated in a quiet cul de sac with a colourful garden, double garage and a work room / home office.



- Cul de sac location
- Village & countryside views
 - Tiered garden
- Double garage and work room / office
 - Spacious accommodation
 - Conservatory

Guide Price **£575,000**
Freehold

Blandford Forum Sales
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ACCOMMODATION

The heart of the home is the spacious L-shaped kitchen/dining room which enjoys elevated views of Winterborne Stickland and the surrounding countryside. The kitchen comprises of a range of wall and base units set with a counter top, central island and includes a range of integrated appliances. Patio doors lead to the conservatory currently arranged as a further sitting area to enjoy the views, which benefits from a solid roof and heating making the room useable all year round. The sitting room is a generous room with a feature brick fireplace with woodburner as a focal point to the room. The master bedroom is a generous room benefitting from built in storage and an ensuite cloakroom comprising of a w.c. and basin. The second bedroom is a good sized double and the third bedroom is a single currently arranged as an office, both with built-in storage.

OUTSIDE

The property is approached by a tarmac driveway with parking for several vehicles and provides access to the double garage benefiting from light and power. A work room / home office is situated behind the garage with light and power together with an external door to the rear garden. Steps lead to the front door and the garden is laid

to lawn with established shrubs and flower borders. The tiered rear garden enjoys a sunny aspect with views over the village and surrounding countryside. The garden includes a terrace with a patio ideal for al-fresco dining, a lawned area bound by colourful borders and a section with a greenhouse.

SITUATION

Winterborne Stickland is located just under 5 miles from the Georgian town of Blandford Forum and offers a range of amenities including a popular village pub, a Pre-School, St. Mary's Church and a village hall which holds a number of regular events and classes such as yoga, pilates, table tennis and bowls. There is a bus service to Blandford Forum (5 miles) and Dorchester (14 miles). Blandford Forum and Dorchester both offer a range of shopping, commercial and leisure facilities together with a number of boutique shops and cafes. There is a mainline station to London Waterloo from Dorchester as well as Gillingham or Poole (approximately 17 miles). The coast can be reached within a 35 minute drive (approx.). There is a range of excellent schools within area in both the private and state sectors to include Milton Abbey, Bryanston School, and The Blandford School. Prep education can be found at Knighton House, with Primary education at Winterborne Whitechurch and Blandford Forum.

DIRECTIONS

what3words:///grass.property.household

SERVICES

Mains water and electric. Septic tank drainage. Oil fired central heating.
There is mobile signal and Ultrafast broadband. Based on customers' experience in the DT11 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

MATERIAL INFORMATION

Council Tax Band - E
Tel: 01305 211 970
EPC - D
There is no recorded flood risk at the property.
<https://www.gov.uk/check-long-term-flood-risk>



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Approximate Area = 1502 sq ft / 139.5 sq m

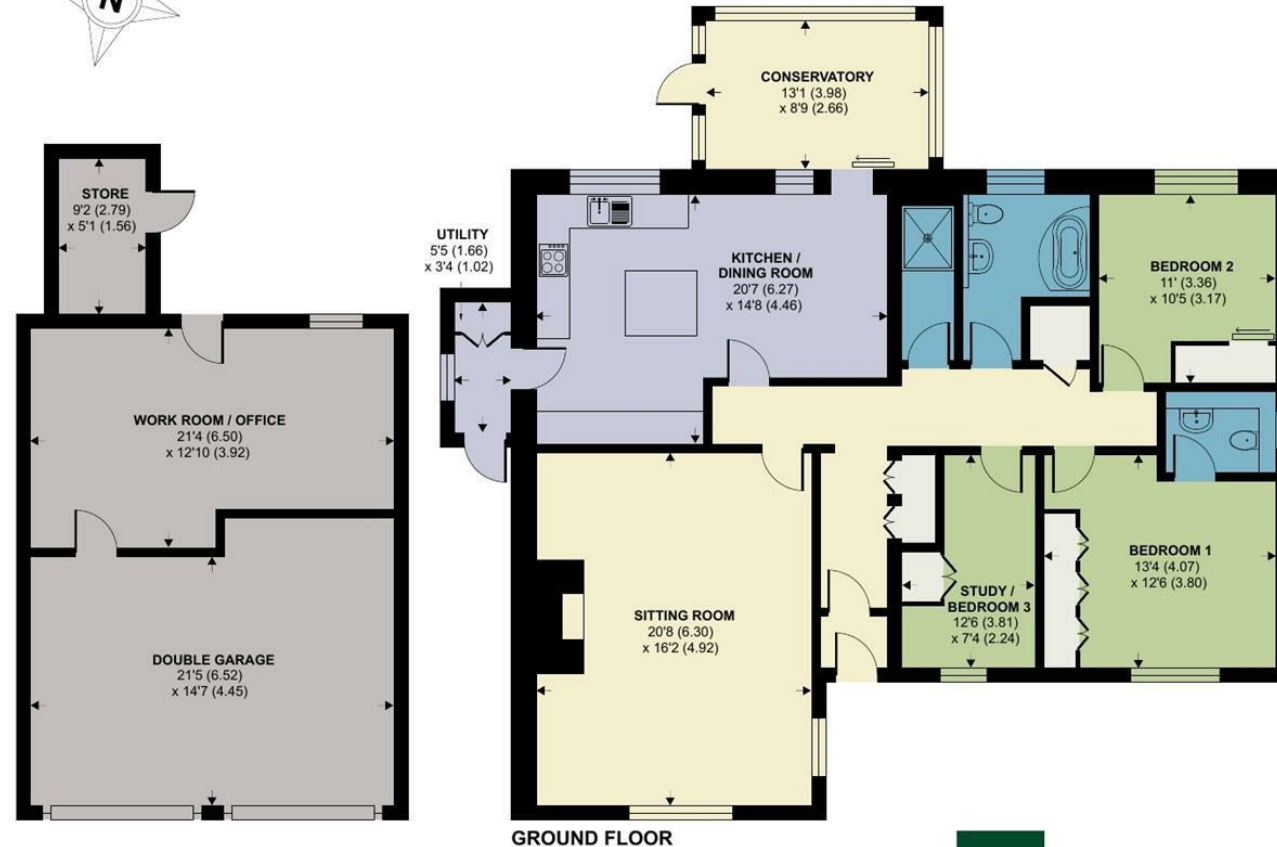
Garage = 596 sq ft / 55.3 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 2145 sq ft / 199.1 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A	70
B	57
C	
D	
E	
F	
G	
England & Wales	



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Symonds & Sampson. REF: 1315825



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