

Symonds  
& Sampson

## The Old Chapel

North Street, Winterborne Stickland, Blandford Forum, Dorset



# The Old Chapel

North Street  
Winterborne Stickland  
Blandford Forum  
Dorset  
DT11 0NL



- A converted form Chapel
  - Countryside views
  - Village location
- Elevated & sunny rear garden
  - Detached double garage
- Character charm & generous accommodation
  - No forward chain

Guide Price **£465,000**

Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)





## ACCOMMODATION

The Old Chapel is a charming and unique home boasting spacious accommodation with an abundance of ecclesiastical character including ornate and stained glass windows, exposed wooden beams and beautiful brick work. Upon entry the bedrooms are situated on the ground floor with the master located to the rear enjoying a dual aspect with access to the rear garden, and benefitting from an ensuite bathroom. The second and third bedrooms are nice sized doubles with part vaulted ceilings, and a family bathroom. Rising to the next floor there is a gallery landing leading to the kitchen breakfast room, comprising of a range of base units and a range style freestanding cooker (unsure if in working order) with space for white goods. The kitchen is very light with a triple aspect which includes two characterful windows, an exterior door leads to a wooden bridge that crosses to the wonderfully private and sunny rear garden.

Rising to the top floor is a generous sitting dining room which spans the the entirety of the floor area, a particular feature is a rosette window set with beautiful stone work giving wonderful views to the front aspect of the village and surrounding countryside and two large individual quarter windows overlooking the rear garden and trees beyond. The top floor has a wealth of character including intricate beams and wood work befitting a former chapel.

## OUTSIDE

The property is approached by a shared private driveway leading to the detached double garage benefitting from light and power with parking in front for multiple vehicles. From the pavement there is a metal pedestrian gate with a pathway bound by a brick and flint wall leading to the front garden which is laid with easy to maintain gravel beds and established trees and bushes. Steps lead to the elevated rear garden, which can also be accessed via a wooden bridge from the the kitchen breakfast room, enjoying a good degree of privacy with established trees and hedgerows, backing onto surrounding woods. The majority of the garden is laid to lawn with a patio area for outside dining.

## 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///regarding.workroom.bandwagon](#)

## SERVICES

Mains electricity ,water and septic tank drainage. Oil fired central heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211970

EPC - TBC

There is mobile coverage and ultrafast broadband in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

There is no recorded flood risk at the property.  
<https://www.gov.uk/check-long-term-flood-risk>



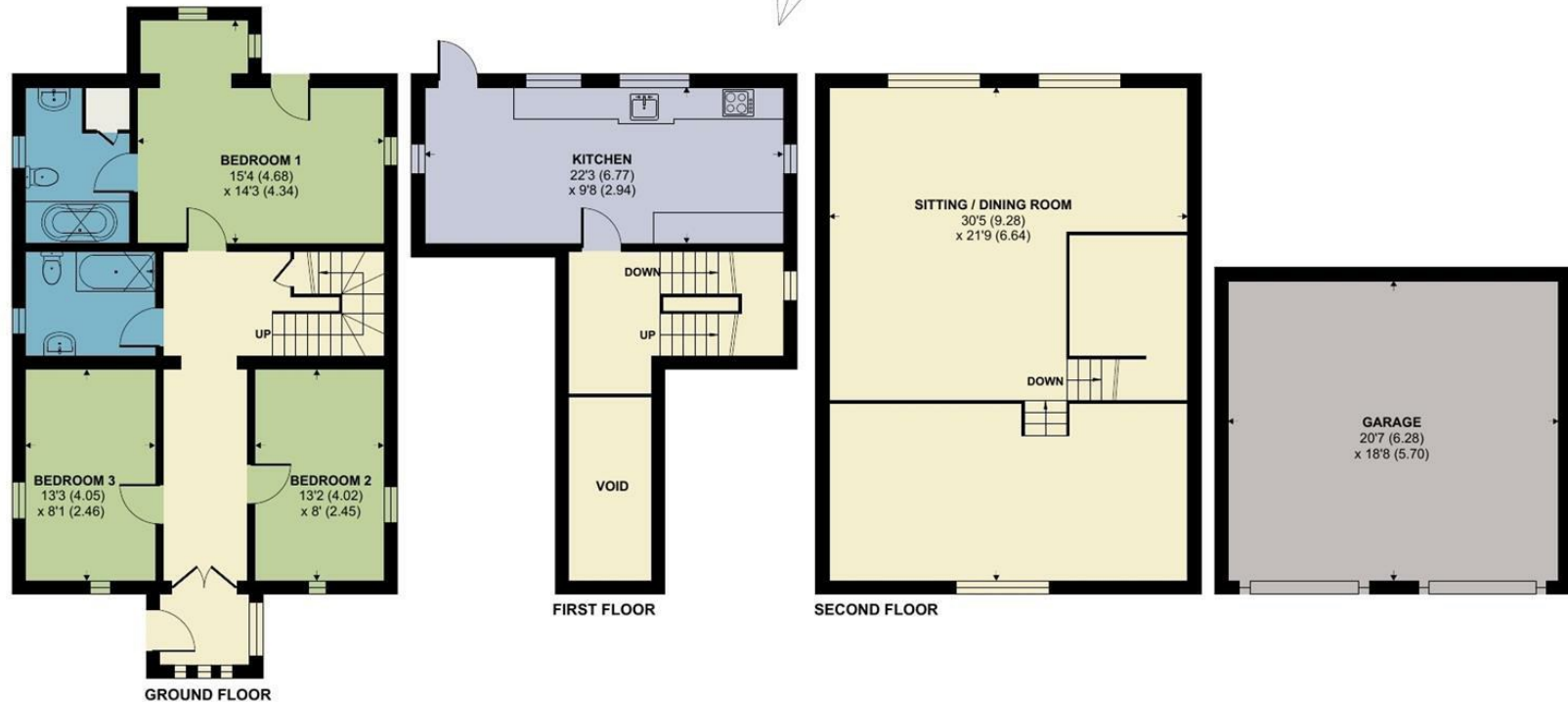
# North Street, Winterborne Stickland, Blandford Forum

Approximate Area = 1754 sq ft / 162.9 sq m (excludes void)

Garage = 385 sq ft / 35.7 sq m

Total = 2139 sq ft / 198.6 sq m

For identification only - Not to scale



Blandford/DJP/July 2025



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: 1325142



01258 452670

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**