



Heathcote  
Milborne St Andrew





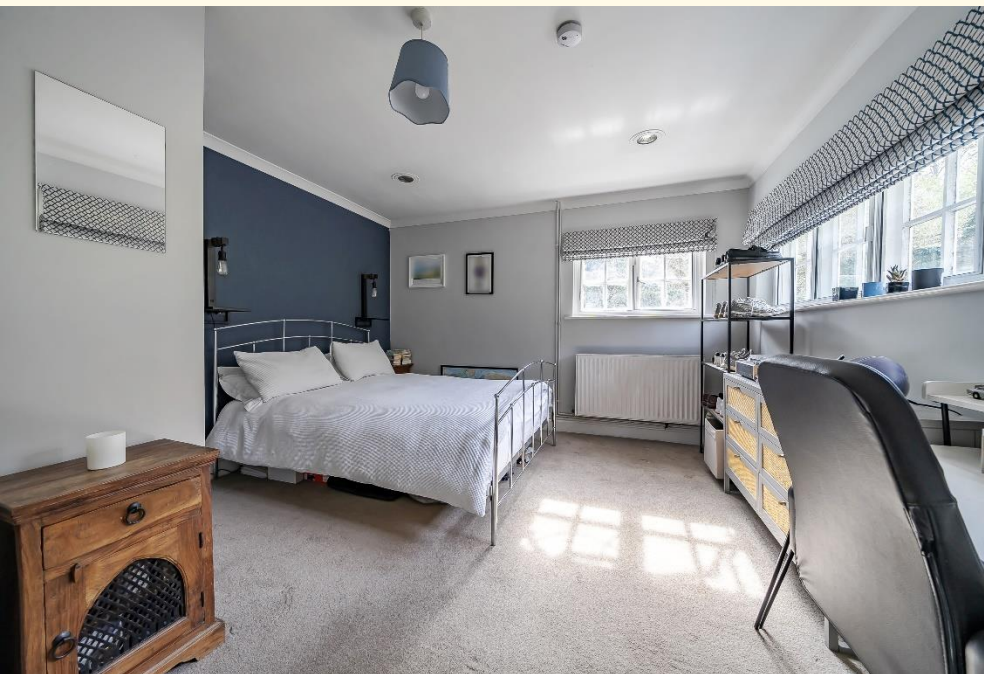




Offered with no forward chain, this impressive Grade II listed family home is situated within a conservation area in the delightful village of Milborne St Andrew. Offering versatile and plentiful accommodation including five ensuite bedrooms, three reception rooms, a fabulous kitchen/diner and a utility room. This beautifully presented home boasts stunning gardens, a double garage, good-sized outbuilding, currently used as a gym, and generous parking area for approximately 8 cars.



Milborne St Andrew is a picturesque village nestled in the heart of the Dorset Downs. With a rich history dating back to Saxon times, the village features charming thatched cottages, a historic church dedicated to St Andrew, and a strong sense of community. It lies along the A354 road, providing easy access to Blandford Forum and Dorchester. Surrounded by rolling countryside, Milborne St Andrew is a peaceful yet well-connected rural retreat, offering a blend of traditional charm and modern amenities including a playgroup, Primary School, The Royal Oak pub, a church, doctors' surgery and a general store. There is a regular village magazine, distributed free of charge to every household monthly, detailing up-to-date local news and information about local events, businesses, clubs and societies. The Business Park, on the edge of the village, hosts a variety of local, regional and national enterprises. Currently there is a bus service along the A354 provides links with Dorchester and Blandford Forum and beyond to Weymouth and Salisbury.







Entrance to the property is via an impressive hall with tiled floor. The ground floor boasts three reception rooms to include the lovely garden room with French doors opening onto the rear garden. There is a characterful 'farmhouse' style kitchen dining room with Aga, double Butler sink and tiled flooring. The room is dual aspect with natural light flooding the room. The generous snug boasts an attractive fireplace with log burner and surround and feature wooden floorboards. A set of stairs leads to the principle bedroom. The sitting room, a further well-proportioned room, has stunning open fire with feature surround. Bedroom two, is also on the ground floor, with en-suite shower room facilities and fitted wardrobes accessed easily via the garden room.

The first floor is home to two further good-size bedrooms, each with stylish en-suite facilities and a range of fitted wardrobes.

The second floor has been designed to offer a one-bedroom living space with generous bedroom, kitchen/breakfast room and shower room. The style and character are enhanced with the exposed beams.





**Outside:** The property is approached via wooden gates opening onto an extensive driveway providing parking for several vehicles. There is a double garage and further outbuilding, currently set up as a gym.

The property boasts an impressive and beautifully landscaped part walled garden, mainly laid to lawn with a variety of mature trees and shrubs. The secluded garden has been excellently designed to offer both open spaces and more private areas, with a terrace patio to the rear of the house. The dual levelling creates dimension and a visual appeal to this stunning outside space. There is an extensive area to the side, previously an extensive vegetable garden and a greenhouse.



# Heathcote, Dorchester Hill, Milborne St. Andrew, Blandford Forum, DT11

## Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

## Services:

Mains electricity, water and drainage are connected.  
Gas fired central heating.

## Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is F.

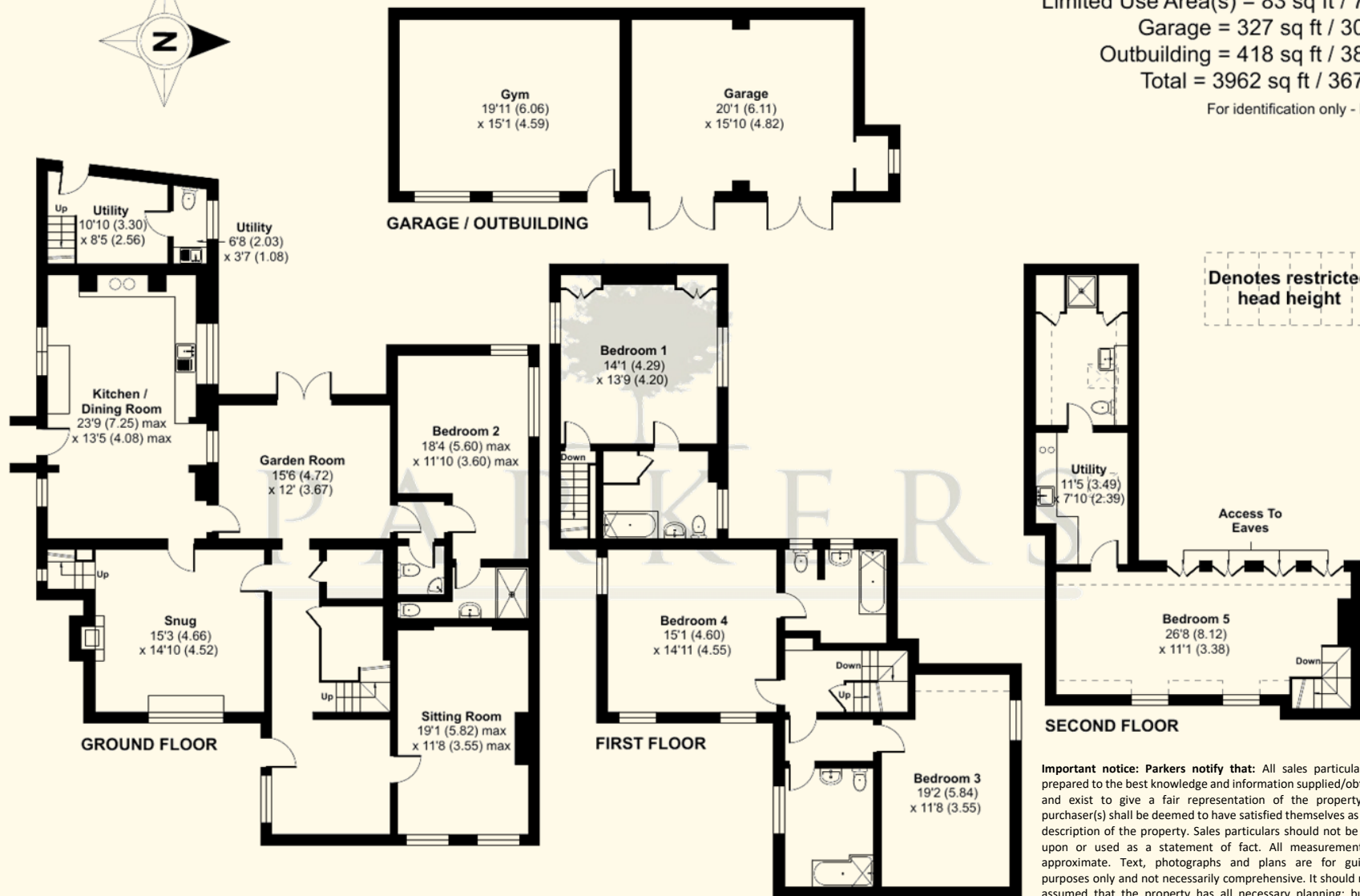
## Agents Note:

There is an application on the outskirts of the village for 70 dwellings. As decision is yet to be made. Details can be found on the Dorset Council website under planning number

P/OUT/2024/02874



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Parkers Estate Agents. REF: 1263678



Approximate Area = 3134 sq ft / 291.1 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Garage = 327 sq ft / 30.3 sq m

Outbuilding = 418 sq ft / 38.8 sq m

Total = 3962 sq ft / 367.9 sq m

For identification only - Not to scale

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.