



1a Church Orchard, Sutton Waldron, Dorset, DT11 8PD





A superbly presented three bedroom semi-detached house situated in the quiet village of Sutton Waldron. The property boasts a modern kitchen/dining room, cosy sitting room with open fire and an established rear garden. *VENDORS SUITED*

This beautifully maintained family residence features a delightful, mature garden and is nestled in the tranquil village of Sutton Waldron, offering convenient road connections to the nearby towns of Blandford and Shaftesbury. Upon entering the home, you are greeted by a welcoming hallway that provides ample storage and grants access to all primary rooms, as well as the convenient downstairs cloakroom.

At the heart of the house is a sleek kitchen-dining area located at the rear, providing a lovely view of the garden. The kitchen boasts a selection of high-quality wall and base cabinets complemented by elegant countertops, and includes integrated appliances such as a built-in fridge freezer, electric fan oven, and a touch-control ceramic hob with an extractor fan above. The dining space is presently arranged with a spacious six-seat table and chairs, perfect for family gatherings. The rear porch, enclosed with UPVC double glazing, offers a practical transition area from the garden, featuring a cupboard that houses the boiler.



The inviting sitting room, located at the front of the property, can be accessed from the hallway or through French doors from the dining area. This charming space features a unique brick fireplace, which serves as a captivating focal point with its open fire.

Ascending to the first floor, the master bedroom is positioned at the back of the house and provides a good-sized double space along with a built-in wardrobe. The second bedroom is also a double, while the third bedroom serves as a single room currently configured as an office. The contemporary bathroom includes a Velux window fitted with a blind, is fully tiled, and features a white vanity unit with a basin and back-to-wall W.C., as well as a bath outfitted with an overhead shower and a tall storage unit.

On the exterior, the property is set on a peaceful cul-de-sac, offering a good degree of privacy in the front garden, which is bordered by an established hedgerow. This home includes a driveway capable of accommodating two vehicles along with a side access gate. The rear garden presents an inviting limestone patio adjacent to the house, ideal for al fresco dining, surrounded by a beautifully mature landscape of lawn, shrubs, and trees. Additionally, two garden sheds and a log store are included with the property.



Porch

Entrance Hall

Cloakroom

Living Room 13'6" (4.11m) x 11'4" (3.45m)

Kitchen/Dining Room 21'8" (6.6m) x 8'9" (2.67m)

Rear Porch

First Floor Landing

Bedroom 1 12'6" (3.81m) x 8'10" (2.69m)

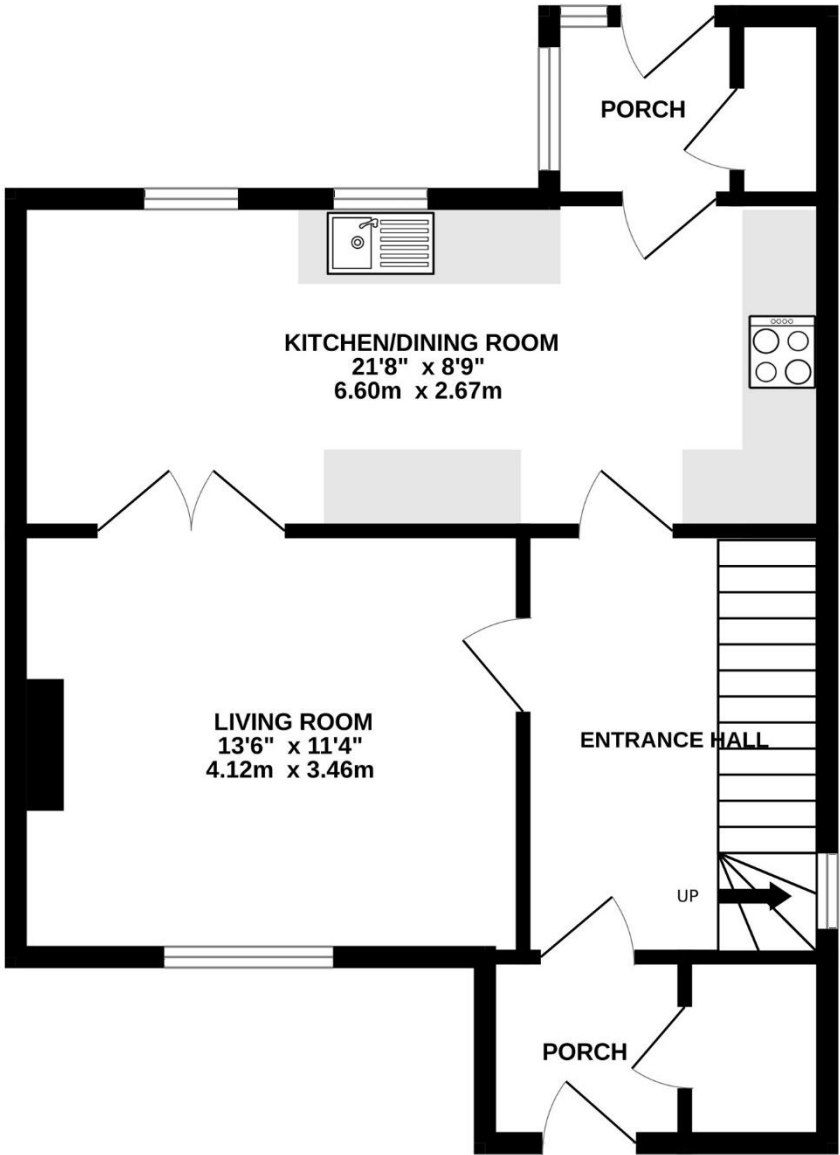
Bedroom 2 12'5" (3.78m) x 11'4" (3.45m)

Bedroom 3 9'6" (2.9m) x 7'9" (2.36m)

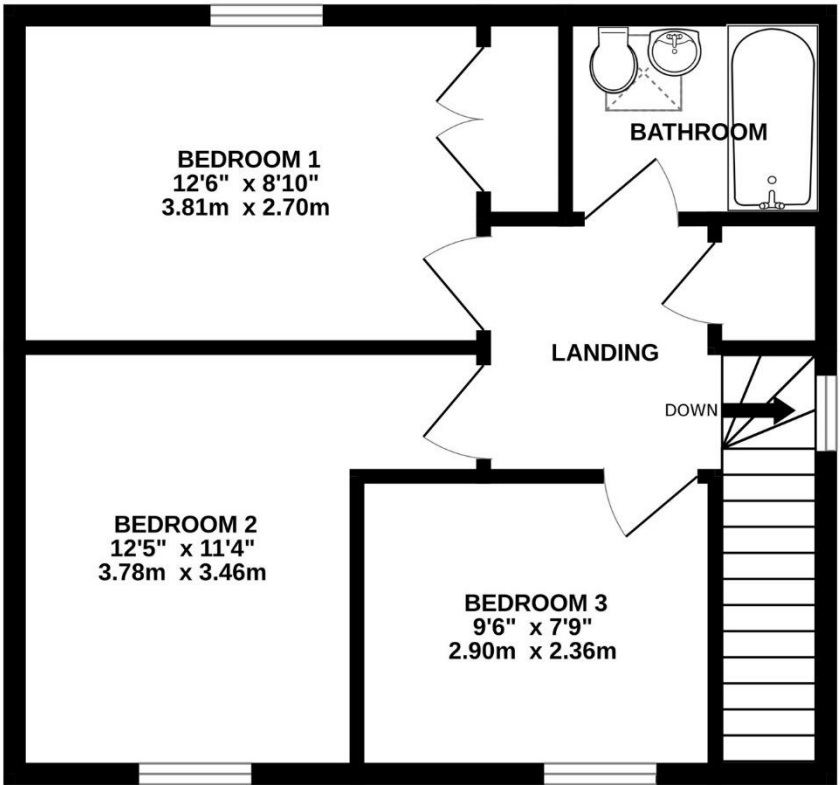
Bathroom

£365,000 Freehold

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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