

Symonds
& Sampson

9 Wind Whistle Way, Winterborne Kingston, Blandford Forum, Dorset

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Winterborne Kingston
Blandford Forum
Dorset
DT11 9FE

An immaculately presented five-bedroom detached family home set over three floors situated on a small development in a popular village close to Blandford Forum.



- Great commuter routes to Poole & Dorchester
- Designer kitchen with integrated appliances
- Dual aspect sitting room with wood burner
 - Underfloor heating to ground floor
 - High specification bath & shower rooms
- Oversized double garage and driveway parking
 - Private sunny rear garden

Guide Price **£650,000**
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

Built by the award winning Wyatt Homes, this truly stunning five-bedroom residence is situated within 'Oakborne' an exclusive cul-de-sac of just fourteen luxury homes that are nestled within the picturesque village of Winterborne Kingston.

The property is a stylish and spacious detached family home benefitting from UPVC double glazed windows, gas central heating including underfloor heating to the ground floor, a beautiful low maintenance and private rear garden, an oversized double garage and ample driveway parking. Internally, the property offers thoughtfully arranged accommodation set over three floors extending to over 1,600 sq ft, providing both flexibility and practicality for modern family living.

Upon entry to the property is a spacious entrance hall with Karndean flooring complemented by a stylish cloakroom and an under stairs storage cupboard. One of the many features of this home is the stunning kitchen/dining room which enjoys a beautiful outlook over the rear garden. This designer kitchen has slow close doors and drawers that are further enhanced by the quartz worktops with a matching upstand. Integrated appliances include a fitted wine cooler, a Neff oven with combination microwave, Neff induction hob and extractor hood over and a fitted Neff dishwasher and Fridge/Freezer. The elegant tiled flooring runs into the separate utility room which comprises of matching base units, steel sink and drainer, and space undercounter for white goods. The dual aspect sitting room is the perfect place to relax. The central

limestone fireplace surround and hearth houses the cosy wood-burning stove providing an attractive focal point to the room, with French doors opening onto the garden.

Rising to the first floor, there are three double bedrooms and the high specification family bathroom suite has Porcelanosa tiling. There is an airing cupboard located on the spacious landing and the master bedroom suite benefits from fitted floor to ceiling wardrobes coupled with the fully tiled contemporary en-suite shower room. On the top floor are two further generously proportioned bedrooms, both of which have built in wardrobes and these rooms are served by a modern shower room.

OUTSIDE

The attractive and private rear garden enjoys a sunny aspect featuring a generous paved terrace ideal for outdoor dining and entertaining, alongside established lawns, mature borders, shrubs and trees. The garden is enclosed and offers a good degree of privacy with rear access via a timber gate and a personal door into the garage. There is a sizeable gravelled driveway providing ample parking with a separate section of garden to one side incorporating raised shrub beds, a greenhouse and space for bin storage. The oversized double garage has up and over doors, a pitched roof and benefits from light and power.

SITUATION

Winterborne Kingston is a village approximately 6.5 miles from the Georgian Market Town of Blandford Forum, approximately 14 miles from Poole and approximately 12 miles from the County

town of Dorchester. Amenities in the village include a church, village hall, public house and a primary school, all of which are located in easy walking distance of the property and a regular bus service. Being part of the 'Red Post' parish, there is a thriving community spirit within the village with a range of activities on offer at the hall. Bere Regis is approximately two miles distant offers a convenience store, post office, doctors' surgery with pharmacy, and a hair salon. The surrounding towns of Wareham, Blandford, Poole and Dorchester all offer a good selection of shops, commercial facilities, cafes and restaurants.

DIRECTIONS

what3words///options.puzzled.consults

SERVICES

Mains electricity, water, shared sewerage treatment plant and gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- C

Annual service charge approx. £1,000 (covers shared areas & sewerage treatment plant maintenance)

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

Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>

Photographs – August 2026 © Symonds & Sampson





Wind Whistle Way, Winterborne Kingston, Blandford Forum,

Approximate Area = 1664 sq ft / 154.5 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

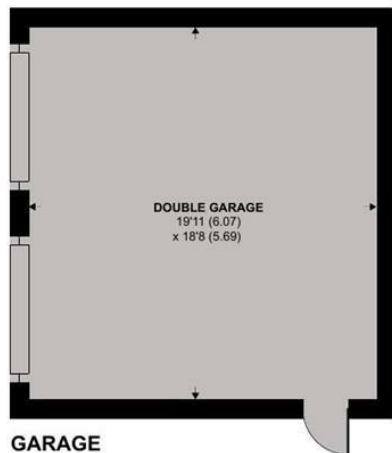
Garage = 372 sq ft / 34.5 sq m

Total = 2118 sq ft / 196.6 sq m

For identification only - Not to scale

Denotes restricted
head height

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).		
England & Wales		



GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1500072



Blandford/RB/August 2026



01258 452670

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



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