

3 The Woodpecker

High Street, Spetisbury, Blandford Forum, Dorset

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High Street
Spetisbury
Blandford Forum
Dorset
DT11 9DJ

A beautifully converted two-bedroom home situated in a desirable village location with open plan living and ample off road parking.

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- Beautifully & tastefully converted former public house
- Desirable village location
- Open plan living
- Underflooring heating on the ground floor
- Bathroom with amera luxury Spanish sanitary ware
- Off road parking for three cars
- Build Zone Warranty 7 years remaining

Guide Price £277,500

Freehold

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







ACCOMMODATION

Upon entry to the property is a spacious hallway with stairs rising to the first floor. The heart of the home is the generous open plan kitchen/sitting room. The kitchen area comprises of a range of modern wall and base units set with a white stone effect counter top. Included is a stainless steel sink, dishwasher, induction hob, oven and fridge freezer. The dining area has double French doors flowing seamlessly to the patio and garden. The room is laid to wood effect hard flooring. The sitting area is situated to the front of the property featuring characterful windows flooding the room with light. Completing the ground floor accommodation is a cloak room comprising of a white suite of w.c. and basin.

Rising to the first floor, the master bedroom overlooks the front and easily accommodates a king size bed and other pieces of freestanding furniture. The second bedroom is a small double situated to the rear. The family bathroom is fully tiled with natural stone tiling, comprising of a white suite of bath with over head rainfall shower, basin, w.c. and heated towel rail.

OUTSIDE

The property is accessed via a path leading to the front door. The front garden is laid to lawn bound by a picket fence. The enclosed sunny rear garden enjoys a lawn and a raised patio adjoins the home perfect for alfresco dining. Timber steps lead to a path which provides rear access to the shared gravel driveway. The drive has been recently extended by the current owners and accommodates parking for three vehicles.

SITUATION

Spetisbury village is situated on the banks of the River Stour, 3 miles from Blandford, 10 miles from Poole and Wimborne 7 miles. Local amenities include Parish Church and Primary School. Sporting facilities are varied with Golf at the Ashley Wood Golf Course, racing at Salisbury and sailing at Poole. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, bank, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

DIRECTIONS

what3words///starter.reconnect.doubts

SERVICES

Mains gas, electric, water and drainage. Ground floor underfloor heating.

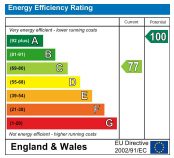
MATERIAL INFORMATION

Dorset Council Tax Band - C
Tel: 01305 211 970
EPC- C
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 – July 2026 © Symonds & Sampson









High Street, Spetisbury

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not to scale



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: 1488462

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Blandford/RB/July 2026

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