



Zummerleaze
13 Havelins, Stourpaine, Blandford Forum, Dorset

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13 Havelins
Stourpaine
Blandford Forum
Dorset DT11 8TH



- Edge of village location
- Close to countryside
- Spacious accommodation
 - Nice size plot
 - Garage & driveway

Offers In Excess Of
Guide Price £450,000

Freehold

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



ACCOMMODATION

A good size bungalow with a wrap around garden situated in an edge of village location. The heart of the home is the dual aspect sitting dining room, with a part vaulted ceiling, feature fireplace and French doors leading to the private rear garden. The kitchen comprises of a range of wall and base units set with a counter top and space for white goods. The conservatory provides access to a utility room with storage and space for white goods and access to the garage.

The main bedroom is a generous room and includes an ensuite shower room. The second bedroom is a good size double and includes a comprehensive range of built in storage. The third bedroom includes built in storage. Completing the accommodation is a shower room, comprising of a shower, basin and w.c.

OUTSIDE

The property is approached by wooden gates leading to a driveway with parking for several vehicles and access to the garage. Both front and rear gardens enjoy a good degree of privacy with established plants and trees.

SITUATION

The amenities in Stourpaine include a public house and

parish church. This popular village is set within the Stour Valley just 2 miles North of Blandford Forum. Blandford Forum is an interesting market town with a range of shopping, commercial and sporting facilities. Salisbury is 22 miles (approx.) with a main line station to London Waterloo. The coast is easily accessible. Located on a bus route, the Saxon hilltop town of Shaftesbury is 9 miles, whilst Poole and Bournemouth are 17 and 23 (approx.) miles respectively. There are excellent schools locally in both the private and public sectors to include Knighton House Prep School and Durweston Primary School, The Blandford School, Bryanston School, Milton Abbey and Clayesmore.

DIRECTIONS

what3words///bulk.majoring.control

SERVICES

Mains electricity, water and drainage. Air source heat pump and solar panels and battery storage.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- D

There is broadband and mobile coverage 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>
Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>
The property previously flooded in 2013 but has not been affected since.

Spray foam insulation is in the loft space.



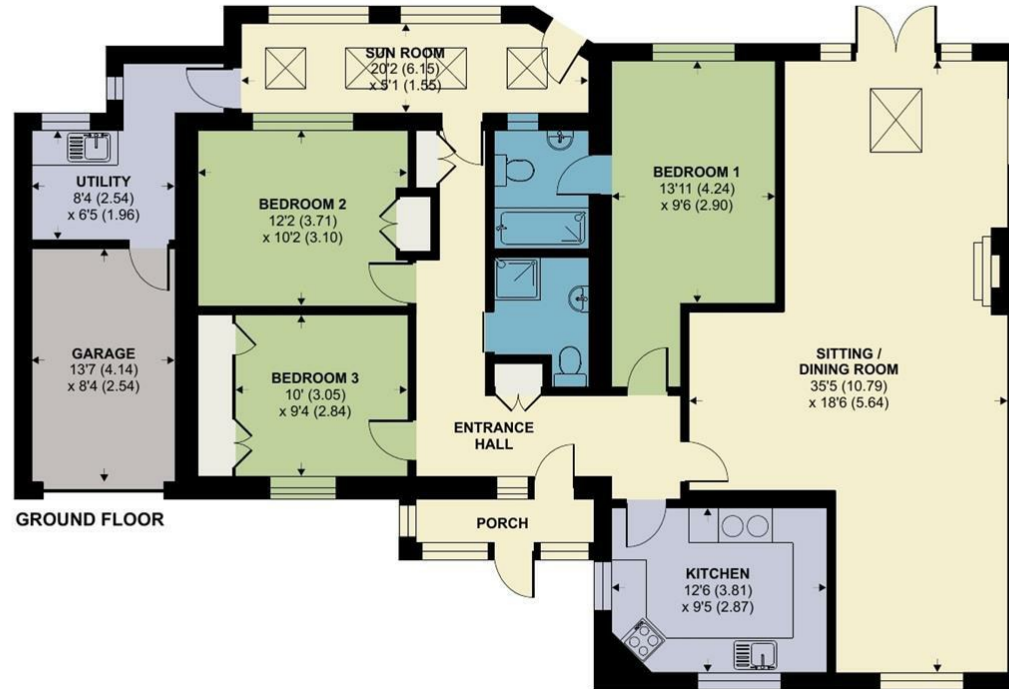
Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating) is based on the energy performance of the building.			
A	92-100		
B	81-91		
C	69-80	55	60
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings, visit www.gov.uk/government/guidance/energy-ratings			
England & Wales			
EU Directive 2002/91/EC			



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Approximate Area = 1682 sq ft / 156.2 sq m (includes garage)

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: 1434794



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01258 452670

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



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