Instinct Guides You



Old Oak Way, Blandford Forum, DT11 0TN
Guide Price £575,000

- Substantial Home
- Five Bedrooms
- Double Garage
- Large Kitchen/Diner
- Family Room
- Two Bathrooms
- Backing Onto Fields
- Cul-De-Sac Location







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The Property Ombudsman

Set within a small and select residential development in the sought after village of Winterborne Whitechurch, this substantial five bedroom detached family home enjoys a tucked away position at the end of a quiet close with open countryside and a wooded copse beyond the rear boundary. The property offers generous and well balanced accommodation with five bedrooms, multiple reception spaces, a double garage and a mature garden, all within easy reach of Blandford Forum, Dorchester and excellent village amenities.

The main entrance opens into a spacious reception hall which immediately sets the tone for the scale of the home and provides access to all principal ground floor rooms. To one side is a generous living room extending the full depth of the house, arranged around a central fireplace and benefiting from patio doors opening directly onto the rear garden, allowing natural light to flow through the space. A further reception room sits to the front of the property and offers excellent flexibility, suitable for use as a family room, formal dining room or home office.

The kitchen is positioned to the rear and is arranged as a sociable kitchen diner, fitted with a comprehensive range of units and work surfaces, with ample space for a dining table. Double doors open onto the garden terrace, creating a strong connection between inside and out. A useful utility room sits adjacent and provides additional storage and appliance space, with a separate cloakroom positioned off the main hallway.

Stairs rise from the reception hall to the first floor where the principal bedroom is a particularly impressive space, enjoying generous proportions and its own en suite bathroom and fitted furniture. Four further bedrooms are arranged around the landing, all of which are well sized and served by a family bathroom. Two of the bedrooms are positioned to allow flexible use, with the potential for one to be utilised as a dressing room, study or nursery if required.

Outside, the property is approached via a driveway providing ample parking and access to the double garage. The rear garden is laid predominantly to lawn with a terrace running along the back of the house, ideal for outdoor dining and entertaining. Beyond the garden boundary lies a wooded copse and open countryside, creating a peaceful and private setting that enhances the rural feel of the location.

This is a substantial and versatile home offering space, privacy and a village setting, ideal for those seeking a well proportioned family property in one of Dorset’s most attractive rural communities.

Living Room 22'10" x 13'0" (6.97 x 3.98)

Kitchen/Diner 26'5" x 10'11" (8.06 x 3.35)

Family Room 16'4" x 11'6" (5.0 x 3.53)

Reception Hall 15'8" x 11'5" (4.78 x 3.5)

Bedroom One 18'9" x 16'4" (5.74 x 5.0)

Bedroom Two 12'11" x 9'1" (3.96 x 2.78)

Bedroom Three 11'1" x 10'11" (3.4 x 3.35)

Bedroom Four 11'1" x 8'8" (3.39 x 2.65)

Bedroom Five 7'10" x 7'8" (2.4 x 2.36)

Double Garage 18'5" x 15'11" (5.62 x 4.86)





Agents Note

The vendor informs us that the additional garden past the picket fence is not owned by the property and is leased for £25 per annum which is transferable from the Whatcombe Estate, there is a shared private drainage via a septic tank paying approximately £55 per month.

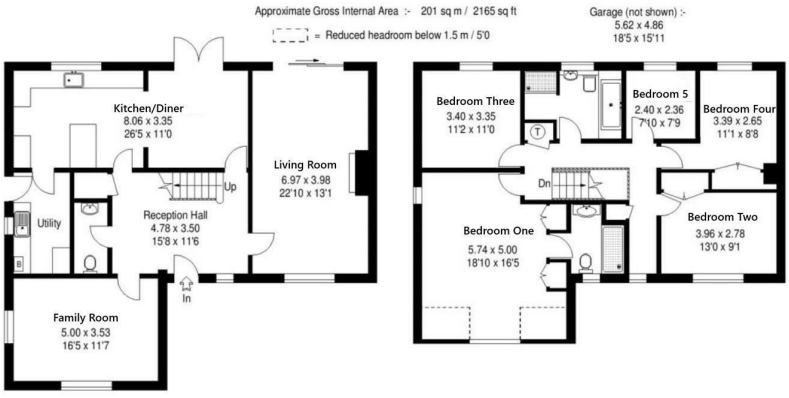
We recommend these details are checked by a solicitor before incurring costs.



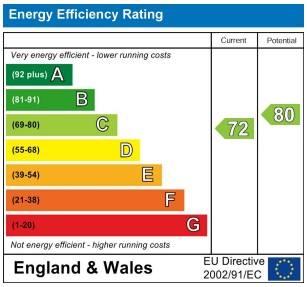


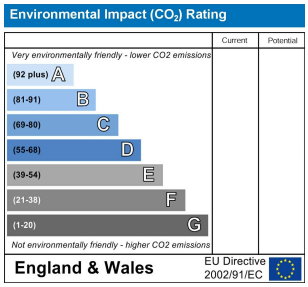





Approximate Gross Internal Area :- 201 sq m / 2165 sq ft
= Reduced headroom below 1.5 m / 5'0
Garage (not shown) :-
5.62 x 4.86
18'5 x 15'11
Kitchen/Diner
8.06 x 3.35
26'5 x 11'0
Living Room
6.97 x 3.98
22'10 x 13'1
Up
Utility
Reception Hall
4.78 x 3.50
15'8 x 11'6
In
Family Room
5.00 x 3.53
16'5 x 11'7
Bedroom Three
3.40 x 3.35
11'2 x 11'0
Bedroom 5
2.40 x 2.36
7'10 x 7'9
Bedroom Four
3.39 x 2.65
11'1 x 8'8
Dn
Bedroom One
5.74 x 5.00
18'10 x 16'5
Bedroom Two
3.96 x 2.78
13'0 x 9'1


Higher Whatcombe
Lower Whatcombe
Blandford Hill
Winterborne Whitechurch
Lower Street
Google
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC