

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds
& Sampson

A photograph of a two-story residential property. The building features a mix of materials: dark brown horizontal wood cladding on the left, a central section of light-colored stone or flint with brick accents, and red brick on the right. The ground floor has a large wooden double garage door and a wooden front door. The second floor has a bay window with three panes and a large arched window. A dark blue car is parked on a gravel driveway to the right. The foreground is a green lawn. The sky is blue with scattered white clouds.

18 Roman Way, Shillingstone, Blandford Forum, Dorset

18 Roman Way
Shillingstone
Blandford Forum
DT11 0RH

A spacious town house boasting generous accommodation throughout, situated in a quiet cul de sac location close to village amenities.



- Vendor suited
- Cul de sac location
- Close to village amenities
- Spacious accommodation
- Private rear garden



Guide Price £365,000
Freehold

Blandford Sales
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ACCOMMODATION

This charming townhouse was built by Wyatt Homes in 2007 and is finished with high quality specifications both inside and out. The heart of the home is the generous kitchen/dining room overlooking the private rear garden. The kitchen comprises of a wide range of wooden shaker style wall and base units set with a stone counter top, with a range of integrated appliances and a generous under stairs storage cupboard with French doors leading to the garden. Completing the ground floor is a cloakroom and access to the integral single garage.

The sitting room is situated on the first floor providing an elevated outlook of the cul- de- sac, with a fireplace as a focal point to the room. The master bedroom is a generous double with built in wardrobes and is serviced by a fully tiled ensuite shower room. Rising to the top floor are two further bedrooms, both having built in wardrobe and are serviced by the fully tiled family bathroom.

OUTSIDE

The property is approached via a gravel driveway with parking for several vehicles and provides access to the

single integral garage with barn style wooden doors. The rear garden is access from the kitchen/dining room with a patio adjoining the home which is ideal for outside dining with a path leading to the bottom of the garden and the rear access gate. The remainder of the garden is laid to lawn bound by established borders.

SITUATION

Shillingstone benefits from a real village community. The Church Centre also operates as a part-time Post Office, café, and computer workshop. The village also has a garage serving petrol and small shop, a Co-Op mini mart, public house, village hall, primary school and children's play areas. There are a number of bridleways and footpaths over the surrounding glorious countryside, with some of the best walking and riding right on the doorstep including the North Dorset Trailway. The larger centres of Poole, Dorchester and Salisbury are all about 20 miles away. Trains to London Waterloo from Salisbury takes about 1 hours 30 mins.

DIRECTIONS

What3words///gliders.fumes.ddistracts

SERVICES

Mains gas, electric, water and drainage

MATERIAL INFORMATION

Dorset Council Tax Band - D

Broadband - Ultrafast broadband is available.

Mobile phone coverage as stated by the Ofcom website.

Information from <https://www.ofcom.org.uk>

<https://www.gov.uk/check-long-term-flood-risk>

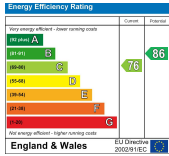
Photos taken April 2024 (c) Symonds & Sampson



Roman Way, Shillingstone, Blandford Forum

Approximate Area = 1198 sq ft / 111.2 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Garage = 185 sq ft / 17.1 sq m
 Total = 1416 sq ft / 131.3 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1192896



Blandford/DJP/April 2026



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