

Symonds
& Sampson



Milborne St. Andrew

Blandford Hill, Blandford Forum, Dorset

Woodville

Blandford Hill, Milborne St. Andrew,
Blandford Forum, Dorset, DT11 0JD

Beautifully refurbished Grade II listed Georgian house with three bedrooms, walled garden, garage and versatile outbuilding offering excellent potential, all set in the heart of sought-after Milborne St. Andrew.



- Beautifully refurbished Grade II listed Georgian house
- Stylish blend of period charm and contemporary finishes
 - Three well-proportioned bedrooms
 - Two reception rooms
 - Attractive walled rear garden
- Attached garage and substantial workshop/outbuilding

Guide Price **£425,000**

Freehold

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THE PROPERTY

Woodville is an exceptional Grade II listed Georgian house of considerable charm and character, beautifully combining period elegance with stylish contemporary living. Over recent years the property has been the subject of an extensive and sympathetic programme of refurbishment, resulting in a wonderfully presented home that is both refined and welcoming, with thoughtfully arranged accommodation including the garage and outbuilding.

The house is approached via a traditional entrance door opening into a welcoming reception hall, where attractive herringbone parquet-style flooring immediately sets the tone for the quality and finish found throughout the property. This flooring continues seamlessly into the kitchen/breakfast room, undoubtedly one of the principal features of the house. Beautifully designed in a timeless shaker style, the kitchen offers a range of fitted cabinetry complemented by generous work surfaces whilst the vaulted ceiling creates an impressive sense of volume and light. Positioned just off the kitchen is a beautifully appointed contemporary bathroom.

To the front of the house lies the elegant sitting room, a wonderfully comfortable reception space centred around an open fireplace. Across the hall and adjoining the kitchen is the dining room, another characterful reception room featuring a woodburning stove.

On the first floor the property offers three well-proportioned bedrooms together with a separate WC. The principal bedroom benefits from fitted storage, whilst the third bedroom is currently arranged as a dressing room, although equally suited as a bedroom, nursery or study depending on individual requirements.

OUTSIDE

The rear garden is a particularly attractive feature, enclosed by traditional walling and offering a high degree of privacy and seclusion. Predominantly laid to lawn, it is interspersed with well-stocked flower and shrub borders, creating a delightful setting for outdoor dining and entertaining during the warmer months.

A further notable attribute of Woodville is the substantial attached garage and adjoining workshop/outbuilding, above which is a useful first-floor area offering excellent potential. Subject to the necessary consents, this space could be converted to provide ancillary accommodation, a home office, studio or guest suite, presenting exciting scope for future enhancement.





SITUATION

Woodville is conveniently situated in the heart of the village, within easy reach of the village shop/post office and the local school. The village has a vibrant community and offers a range of amenities including the Royal Oak pub, general store, first school, parish church, village hall, doctor's surgery and a sports field. Ideally located midway between Dorchester and Blandford, the property is approximately two miles from the A35 at Puddletown, providing convenient links to Poole and Bournemouth.

Both Dorchester and Blandford offer extensive shopping and leisure facilities. Dorchester also provides railway services to London Waterloo and Bristol Temple Meads. The surrounding area offers excellent countryside walks through the beautiful Dorset landscape, as well as access to the nearby Jurassic Coast World Heritage Site.

DIRECTIONS

what3words///hedge.reform.archduke

SERVICES

Mains gas, water, electricity and drainage.
Gas central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is situated within an area identified as having a medium risk of surface water flooding and a high risk of flooding from nearby rivers, which is typical for parts of Dorset. The vendors have advised that the property has not experienced flooding during their ownership.

The property falls within a conservation area.



Milborne St. Andrew, Blandford Forum

Approximate Area = 1402 sq ft / 130.2 sq m

Garage = 381 sq ft / 35.3 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 1877 sq ft / 174.2 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: 1442642



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