Symonds & Sampson

The Olde Bush

East Street, Winterborne Kingston, Blandford Forum,

The Olde Bush

East Street
Winterborne Kingston
Blandford Forum
DT11 9BQ

3 2 2

- Corner plot
- Brick & flint character cottage
- Beautiful rear garden
- Blending character features with modern fittings
- Sitting room with inglenook fireplace
- Dual aspect kitchen dining room

Guide Price £585,000
Freehold

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

THE PROPERTY

The Olde Bush was formerly a farmhouse, then a pub and is now a wonderful home which blends traditional character and charm with modern fittings and living. The heart of the cottage is the L shaped kitchen dining room. The beautifully designed bespoke, hand painted kitchen comprises traditional shaker style units with oak counter tops, integrated appliances and two ceramic sinks. The informal dining area includes a built in banquette seating with storage and feature pendant lighting above. The dual aspect sitting room is a warm and cosy room with French doors leading to the garden. A traditional inglenook fireplace features a flagstone hearth, bressummer beam, bread oven, exposed brickwork and a wood burner. The study is ideal for those who work from home, but could be arranged as a craft room or additional bedroom.

The main bedroom is a nice sized room overlooking the rear garden, benefitting from a range of built in wardrobes and an ensuite shower room, featuring a large shower with rain shower head and underfloor heating. The second and third bedrooms are both double bedrooms with built in storage and are served by the family shower room.

OUTSIDE

Double metal gates open to a gravelled parking area for several vehicles. The landscaped front garden is bound by ornamental wrought iron fencing; well stocked flower beds and a sandstone paved pathway lead to the front door. The rear garden is a particular feature enjoying a sunny aspect. A generous patio and pergola adjoin the cottage. The remainder of the thoughtfully designed garden comprises lawn with well stocked, established, colourful borders, feature shrubs and trees, a weeping birch tree and a wildlife pond. There is a productive vegetable garden with raised beds and a greenhouse.

SITUATION

Winterborne Kingston is a village approximately 6.5 miles from the Georgian Market Town of Blandford Forum, approximately 14 miles from Poole and approximately 12 miles from the County town of Dorchester. Amenities in the village include a church, village hall, public house and a primary school, all of which are located in easy walking distance of the property and a regular bus service. Being part of the 'Red Post' parish, there is a thriving community spirit within the village with a range of activities on offer at the hall. Bere Regis is approximately two miles distant and offers a convenience store, post office, doctors' surgery with pharmacy, and a hair salon. The surrounding towns of Wareham, Blandford, Poole and Dorchester all offer a good selection of shops, commercial facilities, cafes and restaurants.

DIRECTIONS

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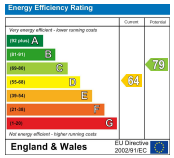
SERVICES

Mains electricity and water. Gas central heating. Private sewage treatment plant.

MATERIAL INFORMATION

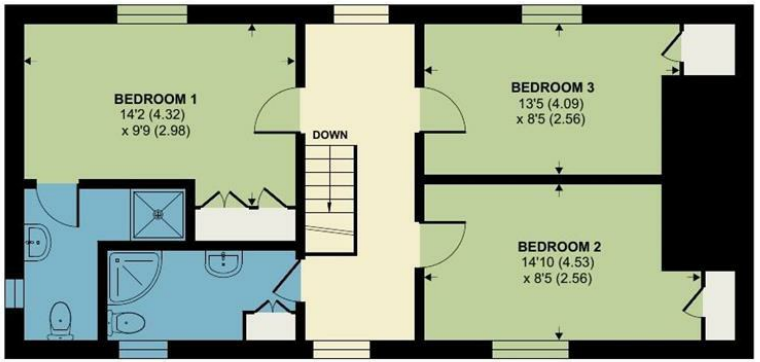
Dorset Council Tax Band - E
Tel: 01305 211 970
EPC- D
There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
Please refer to the government website for more details.https://www.gov.uk/check-long-term-flood-risk
Photographs – September 2026 © Symonds & Sampson



East Street, Winterborne Kingston, Blandford Forum

Approximate Area = 1442 sq ft / 133.9 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

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: 1512854

Blandford/DJP/September 2026

01258 452670

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

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