

Symonds
& Sampson



Glen View

Church Lane, Sutton Waldron, Blandford Forum, Dorset

Glen View

Church Lane
Sutton Waldron
Blandford Forum
DT11 8PB

Boasting elevated countryside views sitting on a nice plot in a tucked away location with scope for extension and offered to the market with no forward chain.



- No forward chain
- Countryside views
- Tucked away & quiet location
- Scope for improvement
 - Large garden

Guide Price **£400,000**

Freehold

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



ACCOMMODATION

Upon entry there is a welcoming entrance hall which provides access to all the principal rooms and includes built in storage cupboards. The dual aspect sitting dining room is a particularly light room with a fireplace as a focal point and patio doors leading to the rear garden. The kitchen comprises a range of wooden wall and base units with a counter top and sink and includes a freestanding cooker.

The main bedroom is situated to the front of the property and is of a generous size. The second bedroom would also accommodate a double bed and enjoys views of the rear garden and surrounding countryside, and the third bedroom is a nice sized single. There is a bathroom which includes a bath and basin with a separate cloakroom housing the w.c.

The bungalow is neutrally decorated and offers great scope for improvement and the possibility of extension (subject to relevant permissions).

OUTSIDE

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

attached single garage. The rear garden is a particular feature enjoying an elevated position with beautiful views overlooking the village and surrounding countryside. A patio adjoins the bungalow which is ideal for outside dining with the remainder of the garden laid to lawn with a good level of privacy.

SITUATION

Sutton Waldron is a village situated one mile from the larger villages of Fontmell Magna and Iwerne Minster. The larger centres of Shaftesbury 6 miles and Blandford 8 miles have a range of shopping and commercial facilities.

DIRECTIONS

What3words///alpha.stubble.page

SERVICES

Mains electric, water and drainage. Oil fired central heating.

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 – May 2026 © Symonds & Sampson



Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) shows how energy efficient a property is.			
Very energy efficient (lowest energy costs)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs more improvement	E		
Needs significant improvement	F		
Very poor energy efficiency (highest energy costs)	G		
Energy Efficiency Rating		79	59
England & Wales			
EU Directive 2002/91/EC			



Church Lane, Sutton Waldron, Blandford Forum

Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 1148 sq ft / 106.6 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: 1459485



Blandford/DJP/May 2026



01258 452670

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



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.