

Symonds
& Sampson



Crofters Cottage, 2 Fosters Meadows, Winterborne Whitechurch, Blandford Forum, Dorset

Crofters Cottage, 2 Fosters Meadows
Winterborne Whitechurch
Blandford Forum
Dorset
DT11 0DW

Offered to the market with no forward chain, in need of some redecoration situated in a quiet cul de sac and boasting a double garage.



- No forward chain
- Quiet cul de sac location
- Double garage with associated parking
- Boasting character features
 - Kitchen dining room
 - Sitting room
- Well kept rear garden

Offers In Excess Of **£375,000**
Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

This charming home blends character features with modern day living and comfort. Since its construction in 1999 it has been completely re-thatched as well as having new double-glazed windows installed throughout. The heart of the home is the dual aspect kitchen dining room comprising of a range of wall and base units, set with a counter top and includes a range of built in appliances, in addition there is a utility room offering space for white goods and access to the rear garden. The sitting room is a generous room with wooden beams and a brick chimney as a focal point, with French doors leading to the rear garden. Completing the ground floor is the cloakroom.

The main bedroom overlooks the rear garden, a good size double room benefitting from built in wardrobes and an ensuite shower room. The second bedroom has part exposed brickwork and includes a built-in wardrobe and the third bedroom is a nice size single. The family bathroom comprises of a white suite of bath, basin and w.c.

OUTSIDE

The front garden is laid to lawn with a gravel path leading to the front door. The well kept rear garden enjoys a sunny aspect and a good degree of privacy. A patio adjoins the house, which is ideal for alfresco dining and has an awning

to provide shade in the height of summer. The remainder of the garden is laid to lawn bound by established flower beds with stepping stones leading to the double garage with electric doors and associated parking in front.

SITUATION

Winterborne Whitechurch forms part of the Winterborne Valley with an historic church, along with East farm shop and tea rooms, primary school and village hall with regular community events. The northern part of the village parish is within the Dorset Area of Outstanding Natural Beauty. The village is located between the county town of Dorchester, with its mainline railway station (London Waterloo), famous weekly market and reputable schools, and Blandford Forum, with its boutique-style shops, tea rooms and riverside walks.

DIRECTIONS

what3word:///dishing.trophy.finishes

SERVICES

Mains electric, water and gas. Small sewage treatment plant.

MATERIAL INFORMATION

Dorset Council Tax Band - D
Tel: 01305 211 970

EPC- D

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>
Please refer to the government website for more details.
<https://www.gov.uk/check-long-term-flood-risk>



Winterborne Whitechurch, Blandford Forum

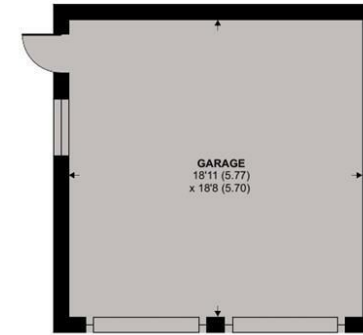
Approximate Area = 1118 sq ft / 103.8 sq m

Garage = 354 sq ft / 32.8 sq m

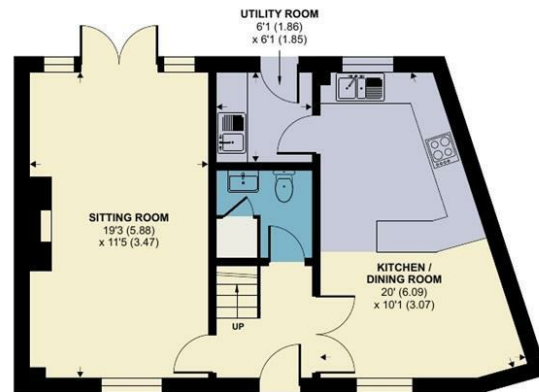
Total = 1472 sq ft / 136.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency of a dwelling is measured on a scale from A (most efficient) to G (least efficient).			
Very energy efficient (lowest carbon value)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Very poor energy efficient (highest carbon value)	G		
Energy Efficiency Rating		68	78
England & Wales			
EPC Directive 2002/91/EC			



GARAGE



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Symonds & Sampson. REF: 1400759



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