



Symonds
& Sampson

The Old Pound Cottage

Winterborne Houghton, Blandford Forum, Dorset

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Winterborne Houghton

Blandford Forum

Dorset

DT11 0PD



- Character cottage
- Village location
- Wonderful views of village church & countryside
- Colourful rear garden
- Requiring some redecoration
- Woodburner



Offers In Excess Of £400,000

Freehold

Blandford Forum Sales

01258 452670

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ACCOMMODATION

The Old Pound Cottage is a charming and extended cobb cottage with good ceiling heights throughout, situated in a sought after village location benefitting from a colourful elevated garden which enjoys wonderful views. The cottage is entered via a storm porch leading to the sitting room, which has a triple aspect and a wood burner as a focal point to the room. The kitchen comprises of a range of wall and base units set with a counter top, and includes space for white goods. The dining room is a spacious room with a range of built in storage and is currently arranged with a dining suite and an office desk.

The master bedroom is situated to the rear, a good sized room with a range of built in wardrobes and access to the ensuite bathroom, which in turn has a door to the pretty rear garden. The second bedroom is a situated to the front of the cottage and enjoys views of the village church, currently arranged with a double bed and some built in storage. The third bedroom is a single and completing this floor is the family bathroom, comprising of a white suite of bath with overhead shower, basin and w.c.

OUTSIDE

The front garden enjoys a good degree of privacy with an established hedgerow, a path leads to the front door and an adjoining outbuilding which houses the boiler and is used as a utility room. The elevated rear garden is a particular feature and is very much a gardener's garden. There is a small gravel terrace adjoining the cottage for outside dining with remainder of the garden laid to lawn and bound by well stocked and colourful borders. A bench has been thoughtfully placed to admire the views of the village church and surrounding countryside. To the bottom of the garden is space for a shed or an outside office.

SITUATION

Winterborne Houghton lies within a secluded valley. The area is designated as being an area of 'Outstanding Natural Beauty' and has its own village church. A mile away is Winterborne Stickland with a nursery, garage and inn. The Georgian market town of Blandford Forum is approximately 6 miles. The larger towns of Poole and Bournemouth are approximately 21 and 28 miles distant respectively, whilst the town of Dorchester is approximately 17 miles.

DIRECTIONS

what3words///brimmed.bulldozer.pelting

SERVICES

Mains electric, water. Private septic tank drainage (inspected 2025). Oil fired central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk> -Please note there was a one off incident in 2016.

Photographs from June 2025

Partial spray foam roof insulation



Winterborne Houghton, Blandford Forum

Approximate Area = 1245 sq ft / 115.6 sq m

Garage = 146 sq ft / 13.5 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1474 sq ft / 136.8 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
A	B
94	91
<small>For more information on energy ratings visit www.gov.uk/government/topics/energy-ratings</small>	
<small>England & Wales EPC Directive 2002/91/EC</small>	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1302221



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