

Symonds
& Sampson



22 Augustan Avenue, Shillingstone, Blandford Forum, Dorset

22 Augustan Avenue
Shillingstone
Blandford Forum
Dorset
DT11 0TX

A spacious and versatile town house boasting 1909 square feet of accommodation, benefitting from countryside views and close proximity to village amenities.



- Countryside views
- Close to village amenities & primary school
 - 1909 sq ft of accommodation
 - Modern kitchen/dining room
- Three en-suite double bedrooms
- Garage & parking for 3 vehicles
- Landscaped & low maintenance garden

Guide Price **£485,000**

Freehold

Blandford Forum Sales
01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

A generous town house built by a well regarded local developer, Wyatt Homes and finished to a high standard throughout. The heart of the home is the dual aspect kitchen dining sitting room which has a light and informal feel with the kitchen comprising of a range of wall and base units set with a quartz counter top and a range of built in appliances together with a range style cooker. The dining sitting area is currently arranged with a dining suite and a sofa. Completing the ground floor is the cloak room and a utility cupboard.

The sitting room enjoys an elevated position on the first floor with beautiful views overlooking the surrounding countryside. A spacious and light room with a feature fireplace. The master bedroom is a particular feature, a large room benefitting from dual aspect Velux windows, a generous walk in wardrobe and a fully tiled ensuite shower room. The fourth bedroom which is currently arranged as a study / further reception room but could accommodate a small double bed and benefits from a built in single wardrobe and the family bathroom.

The top floor comprises of the second and third bedrooms, both are good size doubles each with built in storage and ensuite shower rooms.

OUTSIDE

The front garden is laid to gravel and there is a storm porch leading to the front door. The rear garden has been tastefully landscaped with a patio adjoining the house, which is ideal for alfresco dining, with the rest laid to lawn bound by gravel flower beds. A foot path leads to a rear gate providing access to the single garage benefitting from light and power and 3 allocated parking spaces.

SITUATION

Shillingstone benefits from a real village community. The Church Centre also operates as a part-time Post Office, café, and computer workshop. The village also has a garage serving petrol and small shop, a Co-Op mini mart, public house, village hall, primary school and children's play areas. There are a number of bridleways and footpaths over the surrounding glorious countryside, with some of the best walking and riding right on the doorstep including the North Dorset Trailway. The area is renowned for some excellent schools including Clayesmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford and the Sherborne Schools, together with very good state schools at Blandford and Sturminster Newton. The larger centres of Poole, Dorchester and Salisbury are all about 20 miles away. Trains to London Waterloo from Salisbury takes about 1 hours 30 mins.

DIRECTIONS

[what3words///series.cigar.chuckle](https://www.what3words.com/series/cigar.chuckle)

SERVICES

Mains electric, water, drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- C

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-for-consumers/advice/ofcom-checker>
Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



Shillingstone, Blandford Forum

Approximate Area = 1909 sq ft / 177.3 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 2102 sq ft / 195.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
Band	Score	79	82
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk/government/guidance/energy-ratings			
England & Wales EPC Directive 2002/91/EC			



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: 1405012



Blandford/DJP/Feb 2026



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