

Symonds
& Sampson



4 Spencer Gardens, Shillingstone, Blandford Forum, Dorset

4 Spencer Gardens
Shillingstone
Blandford Forum
Dorset
DT11 0TL

A beautifully presented four-bedroom detached family home boasting a modern kitchen dining room and a double garage situated in a quiet cul de sac location.



- Far reaching countryside views
- Modern Kitchen/Dining room
- Cosy sitting room with wood burner
 - Tastefully updated bathrooms
 - Utility room
 - Landscaped rear garden
- Close to village amenities & the North Dorset Trailway
 - Double garage & off-road parking

Guide Price **£500,000**

Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

Upon entry to the property is a spacious hallway serving all principal rooms and stairs extending to the first floor. The light and airy sitting room enjoys a delightful outlook of the rear garden and boasts a wood burner with limestone hearth as a focal point. The heart of the home is the impressive open plan kitchen/dining room comprising of a quality range of wall and base units with walnut worktops and a natural stone effect porcelain tiled floor. Additional features include a fan assisted electric oven and grill, gas hob with extractor hood over, plus integrated dishwasher and space for an American style fridge/freezer. Completing the ground floor is a useful utility room with access to the garden and a modern cloakroom.

Rising to the first floor, the dual aspect master bedroom benefits from a fitted wardrobe and is complimented by a tastefully updated ensuite shower room comprising of a walk in shower cubicle, basin and w.c. There are three further good sized bedrooms with the bedrooms to the rear enjoying far reaching views of the countryside. The bedrooms are served by a modern family bathroom with a shower/bath with fitted shower above, basin and w.c.

OUTSIDE

To the front of the property is a gravel driveway leading to the double garage with electric roller doors, power and

light. In addition, there is a designated off road parking space and on street parking. A path leads to the front door passing a low maintenance front garden. The enclosed rear garden benefits from direct gated access onto the trailway leading to Blandford and beyond. The garden itself is mainly to lawn with shrub borders and includes patio areas perfect for outdoor entertaining. There is also a summer house with electric and light, greenhouse and useful shed.

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///woes.glare.foresight.

SERVICES

All mains services.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- C

Please note that access to the garage is via a shared driveway for turning only.

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>



Spencer Gardens, Shillingstone, Blandford Forum

Approximate Area = 1456 sq ft / 135.2 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 1771 sq ft / 164.4 sq m

For identification only - Not to scale

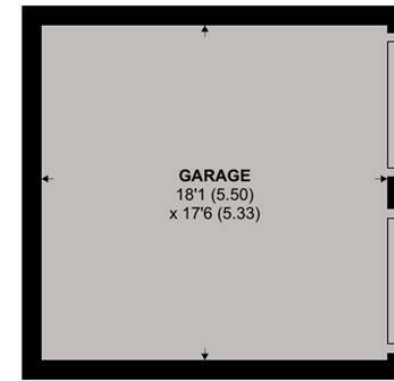
Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) shows how energy efficient a property is. A higher rating means a property is more energy efficient.			
A	B	C	D
E	F	G	
Energy Efficiency Rating		69	75
For more information on energy ratings, visit www.gov.uk/government/organisations/energy-efficiency			
England & Wales			
EPC Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR



GARAGE



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: 1418410



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