



Wetherby Close
Milborne St. Andrew



This detached house has been extended and upgraded to create a wonderful family home and is located in a quiet cul-de-sac, within the sought-after village of Milborne St. Andrew. Accommodation includes a modern kitchen/diner, utility room, generous lounge, snug, a ground floor shower room, and an additional WC, four bedrooms and a family bathroom. Positioned on a desirable corner plot, the property enjoys a generous, beautifully landscaped garden, complete with a summer house. Further benefits include a garage and a driveway, offering off-road parking. EPC rating B.

Milborne St Andrew is a picturesque village nestled in the heart of the Dorset Downs. With a rich history dating back to Saxon times, the village features charming thatched cottages, a historic church dedicated to St Andrew, and a strong sense of community. It lies along the A354 road, providing easy access to Blandford Forum and Dorchester. Surrounded by rolling countryside, Milborne St Andrew is a peaceful yet well-connected rural retreat, offering a blend of traditional charm and modern amenities including a playgroup, Primary School, The Royal Oak pub, a church, doctors' surgery and a general store. There is a regular village magazine, distributed free of charge to every household monthly, detailing up-to-date local news and information about local events, businesses, clubs and societies. The Business Park, on the edge of the village, hosts a variety of local, regional and national enterprises. Currently there is a bus service along the A354 provides links with Dorchester and Blandford Forum and beyond to Weymouth and Salisbury.



Upon entry, you are taken through to a UPVC front porch, creating the perfect spot to decant outdoor wear before heading into the property's hallway. The hallway is finished with oak flooring and grants access to the lounge, utility room, WC and garage.

The lounge is generously sized and features a central log burner, creating a warm and inviting focal point. Sliding doors offer direct access to the garden and the room can also be closed off from both the kitchen/diner and the snug, providing privacy when desired. Bi-fold doors lead into the kitchen/diner, which also benefits from an access point to the garden. This well-appointed space is fitted with a range of Shaker-style wall and base units, complemented by granite work surfaces and upstands. Integrated appliances include a five-ring gas hob, eye-level double oven, dishwasher, and fridge-freezer. The utility room, provides additional work surface space, sink and drainer, room for further appliances, storage, and access to the ground floor shower room and garden

Completing the ground floor are the snug—a flexible living space—and the fourth bedroom (currently utilised as a study).



Upstairs, there are three bedrooms, two of which are doubles and benefit from built-in storage.

A modern family bathroom serves the bedrooms and is furnished with a suite comprising a corner panel enclosed bath, walk-in double shower, WC and wash hand basin with vanity storage below.

The property includes solar panels, owned outright, and currently generating an income of approximately £1,400.00 per year.

Outside, the property occupies a generous corner plot, with the garden thoughtfully landscaped and arranged into distinct areas of lawn, patio, and seating—each bordered by established plants and mature shrubs. A summer house offers a versatile space, ideal for a home office or studio, complete with light, power, and carpeted flooring. To the front, there is a driveway providing off-road parking and the garage is equipped with power, an electric shutter door, as well as both internal and external pedestrian access.

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is D.

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

Agents Note:

Please note there are two separate planning application for additional dwellings in Milborne St Andrew - P/VOC/2025/01966 (2/2009/0206/PLNG) & P/OUT/2024/02874

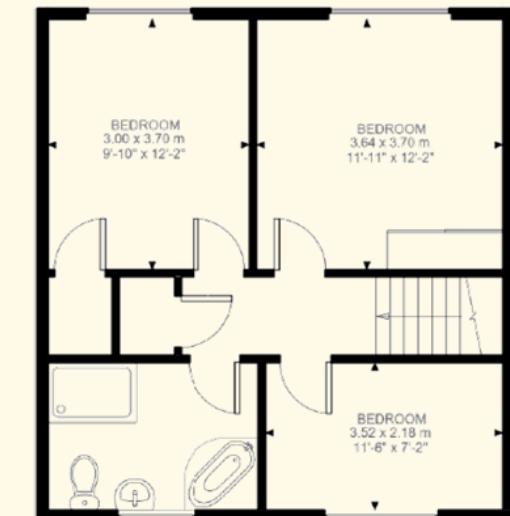
Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

OUTBUILDING
171 ft²



BEDROOM
3.00 x 3.70 m
9'-10" x 12'-2"

BEDROOM
3.64 x 3.70 m
11'-11" x 12'-2"



First Floor
530 ft²

KITCHEN/DINER
3.15 x 6.18 m
10'-4" x 20'-3"

LOUNGE
3.42 x 6.19 m
11'-3" x 20'-4"

BEDROOM
3.00 x 2.86 m
9'-10" x 9'-4"

UTILITY ROOM
2.55 x 2.08 m
8'-4" x 6'-10"

GARAGE
3.15 x 4.87 m
10'-4" x 16'-0"

Ground Floor
915 ft²

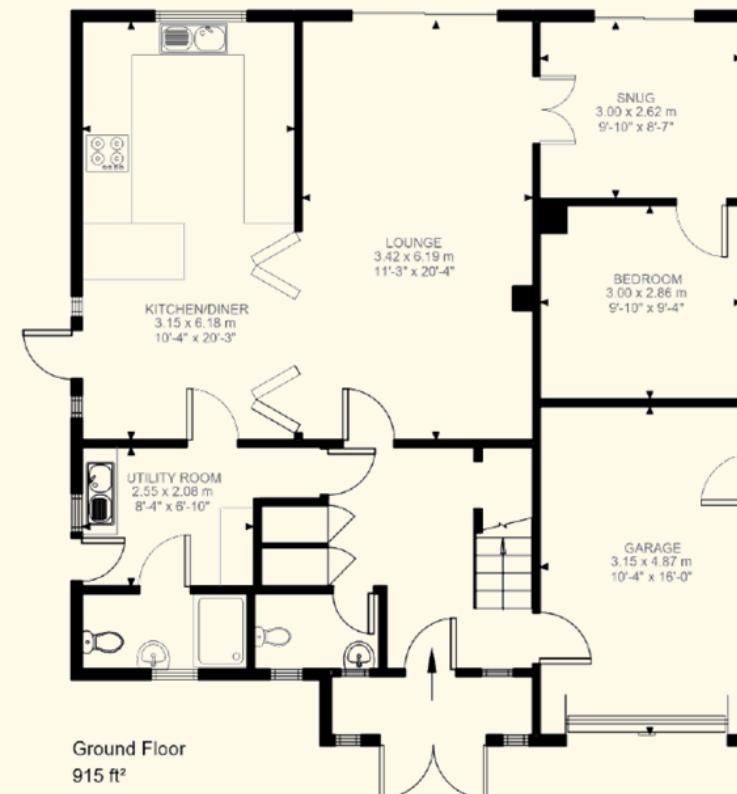


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Wetherby Close, DT11

Approximate Gross Internal Area

150.14 SQ.M / 1616 SQ.FT
(EXCLUDING GARAGE)

GARAGE 16.20 SQ.M / 174 SQ.FT
INCLUSIVE TOTAL AREA 166.34 SQ.M / 1790 SQ.FT

KEY: CH = Ceiling Height Restricted
Head Height