



26 Old Oak Way, Winterborne Whitechurch, Blandford Forum, Dorset

26 Old Oak Way  
Winterborne Whitechurch  
Blandford Forum  
Dorset  
DT11 0TN

A spacious family home situated in a quiet cul de sac location, enjoying a generous landscaped garden with beautiful countryside views



- Spacious family home
- Generous corner plot
- Beautifully landscaped garden
  - Countryside views
- Quiet cul de sac location
  - Double garage

Guide Price **£675,000**

Freehold

Blandford Forum Sales  
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## ACCOMMODATION

The heart of the home is the generous and flowing triple aspect L shaped sitting dining room and offering views to the pretty garden. The sitting room has a brick fireplace with French doors to the garden as does the dining room. The kitchen comprises of a range of wall and base units set with a counter top and a breakfast bar which is ideal for informal dining. Included is a double oven, hob, sink and dishwasher. The room has access to the rear garden and includes a utility room providing extra storage and space for white goods. There are two further reception rooms comprising of an office, which is ideal for home working and an additional sitting room.

The main bedroom is a particular feature, a generous room which includes a dressing area with built in storage and a modern ensuite shower room. The second and third bedrooms are good size rooms easily accommodating double beds with bedroom 3 having built in wardrobes. The fourth bedroom is currently arranged as an office but would accommodate a single bed. Completing this floor is a family bathroom with separate shower.

## OUTSIDE

The house sits in an elevated position, located within a generous and beautifully landscaped garden which overlooks surrounding countryside. The front garden is laid to lawn with steps leading to

the front door and a path way to the side gate and the brick paved driveway with parking for several cars and access to the detached double garage which benefits from light and power.

The rear garden is a particular feature with many vantage points to enjoy the sunshine and backs on to neighbouring farmland. A large patio adjoins the house and garage which creates a wonderful setting for alfresco dining. The garden has been landscaped with great care and thought. A rockery interspersed with colourful plants has steps leading to a top section that is laid to lawn and an area with raised beds for growing fruit and vegetables together with a seating area overlooking the entire plot. Lower sections of the garden are accessed via gravel and slab pathways leading to further seating areas and lawned parts which are interspersed with colourful trees and beds.

## 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

what3words///spotted.sunblock.thighs

## SERVICES

Mains electricity, gas and water. Shared sewage treatment plant. Gas central heating. Management fee £50 per month(communal areas & shared sewage treatment plant).

## MATERIAL INFORMATION

Dorset Council Tax Band - F

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>



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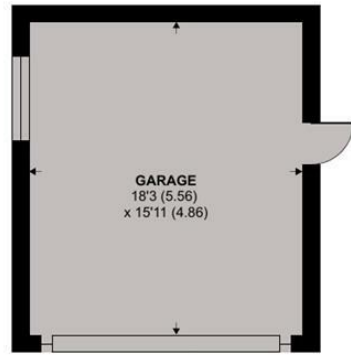
Approximate Area = 1850 sq ft / 171.8 sq m

Garage = 291 sq ft / 27 sq m

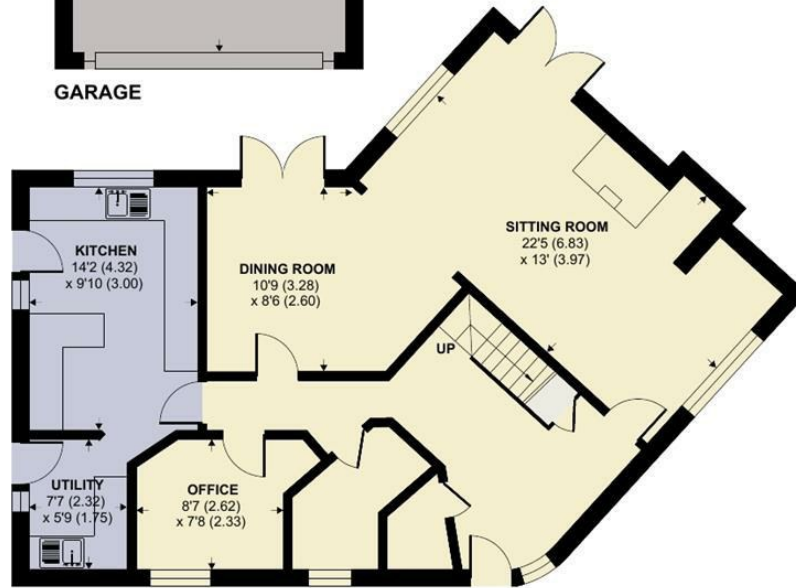
Total = 2141 sq ft / 198.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) of a property is shown by a letter from A to G. The higher the letter, the more energy efficient the property is.			
Band	Score	77	78
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 <a href="http://www.gov.uk/government/guidance/energy-ratings">www.gov.uk/government/guidance/energy-ratings</a>			
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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1447930



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