



Netherbank

Hilton, Blandford Forum, Dorset

Netherbank

Hilton
Blandford Forum
Dorset
DT11 0DE

A substantial and well-proportioned four bedroom detached residence, nestled in the heart of the North Dorset countryside, enjoying a superb rural view across the meadows to the rear.



- No onward chain
- Fantastic countryside views
- Sought after semi-rural village
- Beautifully landscaped rear garden
 - Dual aspect sitting room
- Light and bright kitchen with integrated appliances
 - Office
- Master bedroom with ensuite shower room
- Double garage and ample driveway parking

Guide Price **£500,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

Built in 1991, this substantial home has elevations of brick and flint under a tiled roof. Ideal for a family, the property is nestled off the beaten track in the village of Hilton and offers a superb rural aspect across the fields to the rear of the property.

With accommodation set over two floors, the front door opens into an inviting hallway where stairs rise to a light and bright galleried landing. The dual aspect sitting room with a bay window to the front and a beautiful outlook to the rear through a set of French doors across the garden to the meadow behind. The attractive brick fireplace is a particular feature of the room and has a quarry tiled hearth with wooden mantle over. A set of doors open into the dining room, which in turn leads out to the garden through another set of French doors. The dual aspect kitchen is situated to the rear overlooking the garden and comprises of a range of wall and base units with solid wooden doors and a breakfast bar. The kitchen also features a range of integrated appliances including an undercounter fridge, Neff oven, ceramic hob and dishwasher. This conveniently flows into the utility room which has space undercounter for white goods, stainless steel sink and a door to the garden. There is also access to the spacious integral double garage. Completing the accommodation on the ground floor is a study and cloakroom.

Rising to the first floor, there is access into the loft space via a hatch with pull down ladder and doors to the bedrooms and bathroom. The master and second bedrooms both double rooms, have fitted wardrobes and a wonderful view across the open meadows behind.

The master bedroom is coupled with an ensuite shower room comprising of a shower cubicle, wash hand basin and w.c. Bedroom three is another double room with an airing cupboard and bedroom four is a large single room with a front aspect view. Completing the accommodation is the family bathroom comprising of a bath with mixer tap over, wash hand basin, heated towel rail and w.c.

OUTSIDE

The property is accessed via a private shared drive which services Netherbank and the neighbouring property. A gate opens to a shingle driveway which provides ample parking. The double garage has twin up and over doors, light, power and useful eaves storage. The garage also houses the boiler for the central heating. There is access on both sides of the house and garage which lead to a beautifully landscaped rear garden. The garden enjoys fantastic far reaching views across the fields behind and is predominantly laid to lawn with a range of well established flower and shrub borders. A patio abuts the rear of the house, ideal for enjoying the summer evenings. The garden also features an attractive raised landscaped border with a curved brick retaining wall, stocked with mature shrubs and decorative planting.

SITUATION

Hilton is a small village with Parish Church approximately 2.5 miles from the historic village of Milton Abbas with its famous school. Milton Abbas is an historic Dorset village predominantly made up of thatched cottages and having a famous public school adjoining the Abbey and a public house. The nearby village of Ansty has a

general store and post office and public house. The market town of Blandford Forum is approximately 7 miles and the county town of Dorchester is approximately 10 miles. Sporting activities are varied with golf available at the Mid-Dorset and Ashley Wood golf clubs and sailing at Poole, approximately 20 miles.

DIRECTIONS

what3words///stud.flop.clothed

SERVICES

Mains electricity and water. Oil fired central heating and private drainage.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- D

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>

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Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter rating) shows how energy efficient a property is.			
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			
EU Directive 2002/91/EC			



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Approximate Area = 1540 sq ft / 143 sq m

Garage = 297 sq ft / 27.5 sq m

Total = 1837 sq ft / 170.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1448447



Blandford/RB/May 2026



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