Symonds & Sampson

Hamel View Cottage

Blandford Road, Shillingstone, Blandford Forum, Dorset

Hamel View Cottage

Blandford Road
Shillingstone
Blandford Forum
Dorset
DT11 0SF

A highly attractive and immaculately presented three-bedroom detached property situated in a development of just two homes within the heart of a popular village.

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- Brick & flint construction
- Nearly new property
- Sociable kitchen/breakfast room
- Dual aspect sitting room
- Private rear garden with south-westerly aspect
- Generous parking & single garage

Offers In Excess Of £600,000
Freehold

Blandford Forum Sales
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ACCOMMODATION

Hamel View Cottage is a nearly new property built by Domonic Teversham Building & Groundwork, seamlessly blending traditional brick and flint materials with modern living. Upon entry to the hallway there is an eye catching wooden staircase and a part vaulted ceiling including a remotely operated Velux window flooding the entrance with light. The heart of the home is the dual aspect kitchen/breakfast room with French doors leading to the sunny rear garden. The high specification kitchen comprises of a range of charcoal Shaker style wall and base units set with a light quartz work surface and features integrated appliances including a 5-ring induction hob, double oven, fridge freezer and dishwasher. The room is laid with oak engineered flooring and has integral access to the garage. The kitchen conveniently flows into a utility room with matching units providing space undercounter for white goods. The sitting room is a generous room with a dual aspect allowing plenty of natural light and French doors leading to the rear garden. The dining room provides a front aspect view and is considered a versatile room, which could be arranged as a study making an ideal space to work from home. Completing the ground floor is a cloakroom.

The main bedroom is an incredibly light double bedroom benefitting from a modern ensuite comprising of a large shower, basin and w.c. The second bedroom is a good sized double with a fantastic view of Hambledon Hill in the distance, while the third bedroom is situated at the rear of the property. The part gallery landing includes two good sized storage cupboards with additional heating. The bathroom is spacious and consists of a corner shower cubicle, bath, basin & w.c.

OUTSIDE

The property is approached via a shared gravel driveway providing ample off-road parking and leading to an attached single garage with electric car charging point. The attractive red brick and flint frontage is complemented by dark-framed windows and a pitched Italian slate roof, while established planting and landscaped borders add to the property's kerb appeal. A paved pathway leads to the welcoming entrance, creating an attractive and practical approach to the home. The rear garden is a particular feature boasting a generous expanse of lawn complemented by an Indian Sandstone patio running alongside the property, creating an excellent space for outdoor dining and entertaining. The garden is enclosed by timber fencing and established hedging, offering a good degree of privacy, while the mature trees beyond and fantastic countryside views add to the peaceful setting. A useful side access area accompanied by a storage unit provides additional practicality.

SITUATION

Shillingstone benefits from a real village community. The village has a church centre, a garage serving petrol and small shop, a Co-Op mini mart, village hall, public house, 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.

DIRECTIONS

what3words///puts.rejoiced.elated

SERVICES

Mains electricity, water and drainage. Air source heat pump, fftp. CCTV camera system to the premises with ringdoorbell.

MATERIAL INFORMATION

Dorset Council Tax Band - E
Tel: 01305 211 970
EPC- B
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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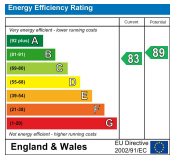
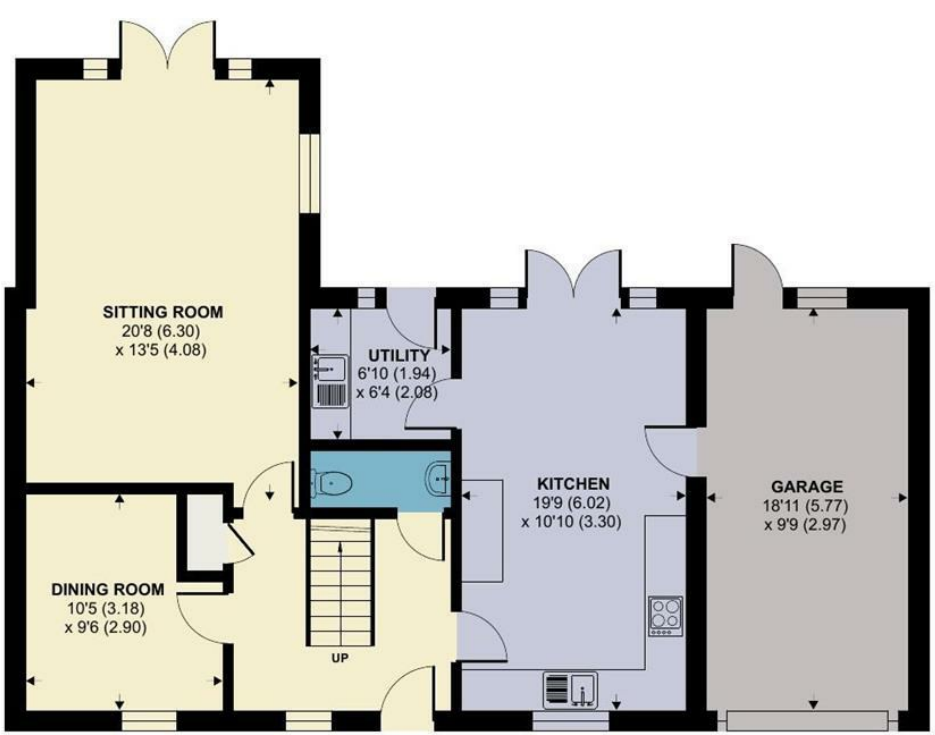
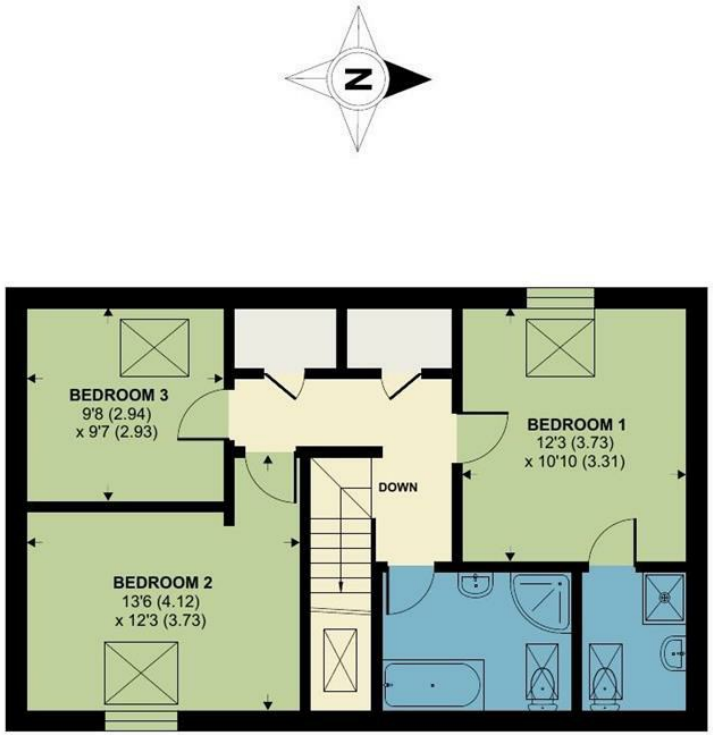
Approximate Area = 1376 sq ft / 127.8 sq m
Garage = 189 sq ft / 17.5 sq m
Total = 1565 sq ft / 145.3 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1509490

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