



1 Saxon Rise, Winterborne Stickland, Blandford Forum, Dorset

1 Saxon Rise
Winterborne Stickland
Blandford Forum
Dorset
DT11 0PQ

A modern four-bedroom detached residence offering an impressive level of family accommodation situated in a small cul-de-sac close to the village centre.



- No onward chain
- Fantastic countryside views
- Tastefully updated kitchen/breakfast room
 - Well stocked front & rear gardens
- Generous conservatory with underfloor heating
 - Good sized double bedrooms
 - Modern ensuite shower room
 - Garage and driveway parking
 - Solar panels
 - Cul de sac location

Offers In Excess Of £525,000

Freehold

Blandford Forum Sales
01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

Upon entry to the property is a spacious hallway with Amtico flooring serving all principal rooms and stairs extending to the first floor. The light and airy sitting/dining room is the perfect place to relax and boasts a wood burner with slate hearth as a focal point. This conveniently flows into the conservatory accessed via French doors with underfloor flooring and a beautiful outlook of the rear garden. The impressive kitchen/breakfast room comprises of a quality range of wall and base units with oak worktops. Additional features include a fan assisted electric oven with full functionality of a microwave and air fryer, induction hob with extractor built in, plus integrated fridge/freezer and dishwasher. The kitchen extends into the dining area with access both out to the rear garden and integral garage. Completing the ground floor is a cloakroom.

Rising to the first floor, the master bedroom splits off the main landing overlooking the rear garden and enjoying far reaching views of the countryside. The bedroom benefits from a three-door fitted wardrobe and is complimented by a tastefully updated ensuite shower room comprising a walk in shower cubicle with rainfall shower overhead, basin and w.c. There are three further double bedrooms all with built-in cupboards and a useful study ideal for those

working from home. The bedrooms are served by a fully tiled family bathroom with a shower/bath with fitted shower above, basin and w.c.

OUTSIDE

To the front of the property is a block paved double width drive offering ample parking and leads to the car port at the side. In addition, there is a half garage suitable mainly for storage with electric roll door, light and power. The well established front garden is mainly laid to lawn comprising of shrub borders. The rear garden is a good size and laid mainly to lawn with a patio perfect for outdoor entertaining and offering fantastic views of the surrounding countryside. There is a further gravelled area with raised beds and a useful shed with both power and light. The property also benefits from FiT managed solar panels installed in 2002 significantly reducing energy costs and offering a great source of additional income for the current owners.

SITUATION

Winterborne Stickland is located just under 5 miles from the Georgian town of Blandford Forum and offers a range of amenities including a popular village pub, a pre-school, St. Mary's Church and a village hall which holds a number of regular events and classes such as yoga, Pilates, table tennis and bowls. There is a bus service to Blandford Forum (5 miles) and Dorchester (14 miles).

DIRECTIONS

What3words:///gazes.hood.flashback

SERVICES

Mains electricity and water. Private septic tank. Oil fired heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

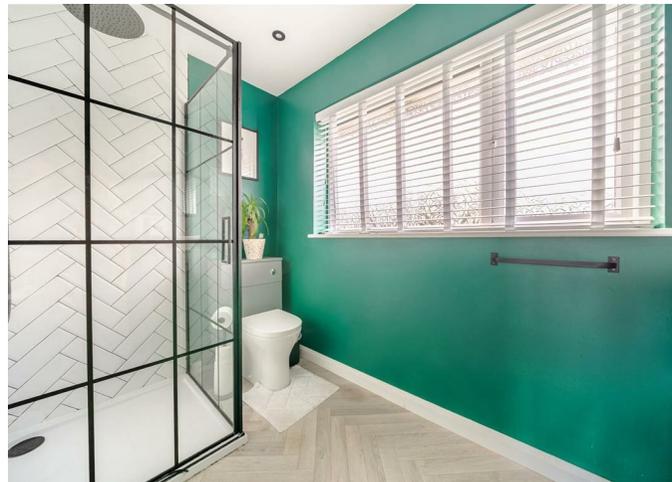
EPC - C

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-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

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

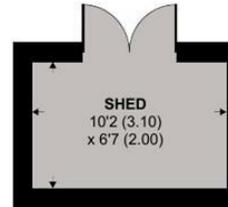
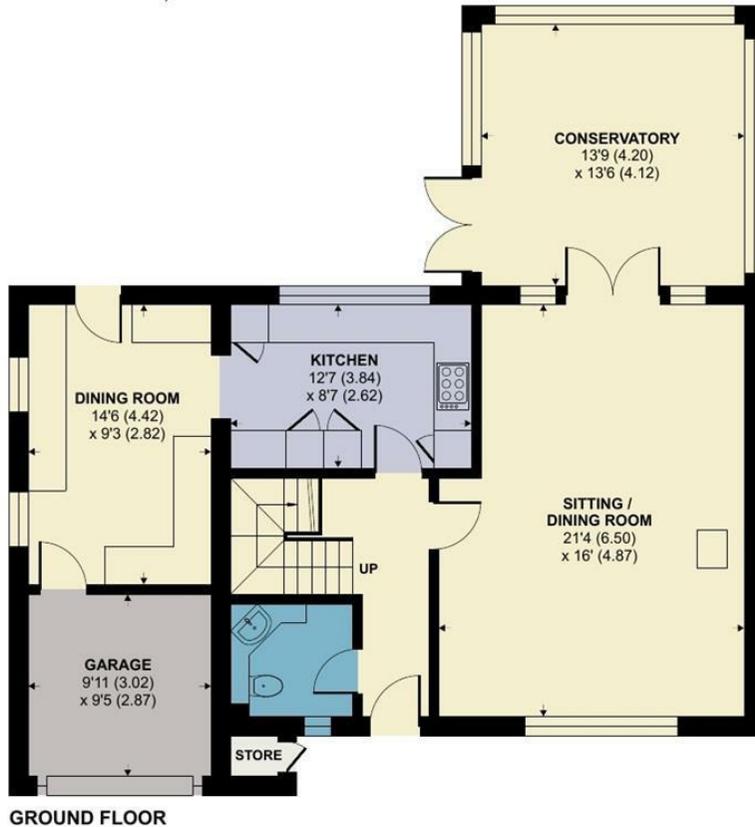


Winterborne Stickland, Blandford Forum

Approximate Area = 1723 sq ft / 160 sq m
 Garage = 90 sq ft / 8.3 sq m
 Outbuildings = 72 sq ft / 6.6 sq m
 Total = 1885 sq ft / 174.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
Energy efficiency rating		75	84
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			



OUTBUILDING 1



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: 1401485



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