

Symonds & Sampson

# The Orchard

Water Lane, Winterborne Houghton, Blandford Forum, Dorset

# The Orchard

Water Lane
Winterborne Houghton
Blandford Forum
Dorset
DT11 0PF

A highly attractive detached chalet style home, which sits on a generously sized plot enjoying wonderful views of surrounding countryside.

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- No onward chain
- Sought-after village location
- Stunning countryside views
- Spacious & versatile accommodation
- Double garage with ample driveway parking
- Conservatory
- First time on the market for 48 years

Offers In Excess Of **£625,000**
Freehold

Blandford Forum Sales
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## THE PROPERTY

Set in the heart of this idyllic Dorset village, The Orchard offers spacious and versatile living accommodation to suit the needs of a prospective buyer. Upon entry, you are greeted by a spacious entrance hall with parquet flooring, serving the principal rooms with stairs rising to the first floor. The inviting dual aspect sitting room is the perfect place to relax and boasts a feature fireplace as a focal point. The room flows seamlessly into a sunny conservatory enjoying a beautiful outlook over the garden. The dining room/snug is a well-proportioned room with rear aspect views over the garden and a feature fireplace. The charming traditional-style kitchen/breakfast room is fitted with a range of wall and base units and further space undercounter for kitchen appliances and a cooker. The sink sits beneath the large rear facing window, which provides plenty of natural light and there is also external access to the double garage and useful utility room. Completing the ground floor is a traditional family bathroom comprising of a bath, bidet, basin and w.c.

Rising to the first floor, there are three generously sized double bedrooms. The main bedroom benefits from built in wardrobes and an ensuite shower room. The second and third bedrooms both enjoy a dual aspect providing plenty of natural light. There is a separate w.c. and sink off the landing serving the bedrooms.

## OUTSIDE

Occupying a particularly attractive position, this delightful detached residence enjoys beautifully maintained and generous gardens, providing an idyllic setting with a wonderful sense of space, privacy and tranquillity. To the front, a paved driveway offers ample off-road parking and leads conveniently towards the property and double garage, further enhancing practicality. Surrounded by established greenery and enjoying a pleasant outlook across surrounding countryside, the gardens are undoubtedly a wonderful asset to this appealing home. The expansive front lawns bounded by hedging provides an excellent space for entertaining, relaxation and family enjoyment. To the rear, the property truly comes into its own with further lawn, beautifully established borders, mature trees, shrubs and thoughtfully arranged planting creating an attractive backdrop, whilst adding colour, interest and a lovely degree of natural screening. A particularly appealing feature is the charming ornamental pond, which enhances the garden's character and creates a peaceful focal point. A paved terrace and steps provide an attractive transition between the house and garden, offering an ideal spot for alfresco dining during the summer months, morning coffee or simply enjoying the surroundings. The garden also benefits from a summerhouse.

## SITUATION

Winterborne Houghton lies within a secluded valley. The area is designated as being an area of 'Outstanding Natural Beauty' and has its own village church, Millennium Pond and Jubilee Orchard. The village also has a yoga retreat centre and Houghton Springs Trout Farm. A mile away is Winterborne Stickland with a nursery, garage and inn, the Pamela Hambro hall hosts many community events. The Georgian market town of Blandford Forum is approximately 6 miles. The larger towns of Poole and Bournemouth are approximately 21 and 28 miles distant respectively, whilst the town of Dorchester is approximately 17 miles.

## DIRECTIONS

what3words///landlords.ribcage.basis

## SERVICES

Mains water and electric. Oil fired central heating and septic tank.

## MATERIAL INFORMATION

Dorset Council Tax Band - E
Tel: 01305 211 970
EPC- E
There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
Please refer to the government website for more details.https://www.gov.uk/check-long-term-flood-risk
Photographs – October 2026 © Symonds & Sampson

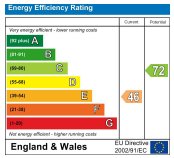






# The Orchard, Winterborne Houghton, Blandford Forum,

Approximate Area = 1779 sq ft / 165.2 sq m
Limited Use Area(s) = 124 sq ft / 11.5 sq m
Garage = 385 sq ft / 35.7 sq m
Outbuildings = 165 sq ft / 15.3 sq m
Total = 2453 sq ft / 227.7 sq m
For identification only - Not to scale







Denotes restricted head height




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: 1539841

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