

Symonds
& Sampson

Orchardlands

Hilton, Blandford Forum, Dorset

Orchardlands

Hilton
Blandford Forum
Dorset
DT11 0DQ



- Countryside views
- Pretty and private garden
- Gym/office cabin with storage
- Modern and open plan kitchen dining room
 - Sitting room with a wood burner
 - Versatile accommodation
- Feature master bedroom with juliet balcony

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

The heart of the home is the modern and open plan kitchen dining room, which enjoys a charming outlook towards the rear garden and rolling countryside beyond. The kitchen comprises a range of wall and base units set with a quartz counter top and includes a range of appliances, a utility room provides space for white goods together with storage for coats and shoes. The dining area has a patio door flooding the room with light and then continues to the dual aspect sitting room with a wood burner as a focal point. The versatile ground floor accommodation includes two rooms currently arranged as a home office and a guest bedroom. The family bathroom comprises of a white suite of bath with overhead shower, w.c and basin.

The master bedroom has a wonderful outlook via a feature window and Juliet balcony over the rear garden and rolling hills. The second bedroom would accommodate a double bed and the third is a good sized single. The modern shower room, comprising of a shower, w.c. and basin.

OUTSIDE

The property is approached over a gravel driveway with parking for several vehicle and a stone path leads to the front door and porch. The property enjoys an elevated position with the front having a high degree of privacy from an established hedge. The front garden is laid to lawn with a patio area adjoining the bungalow which is used for alfresco dining. The rear garden offers outstanding views of the rolling countryside and an every changing outlook over farmland. The garden is predominantly laid to lawn with colourful flower beds and includes a wooden cabin currently arranged as a gym and storage which benefits from light and power. The cabin could be repurposed as an office.





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. Village amenities include general stores, Sub-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:///camper.lunged.fidgeted

SERVICES

Mains electricity, water and septic tank drainage. LPG central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D
Tel: 01305 211 970
EPC - E

There is 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>

There is no recorded flood risk at the property.
<https://www.gov.uk/check-long-term-flood-risk>



Energy Efficiency Rating		Current	Potential
Energy efficiency (kWh/m ² /year)			
100-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-10	G		
Environmental impact (CO ₂ eq/m ² /year)			
10-15	A		
16-20	B		
21-25	C		
26-30	D		
31-35	E		
36-40	F		
41-45	G		
England & Wales		EU Directive 2002/91/EC	

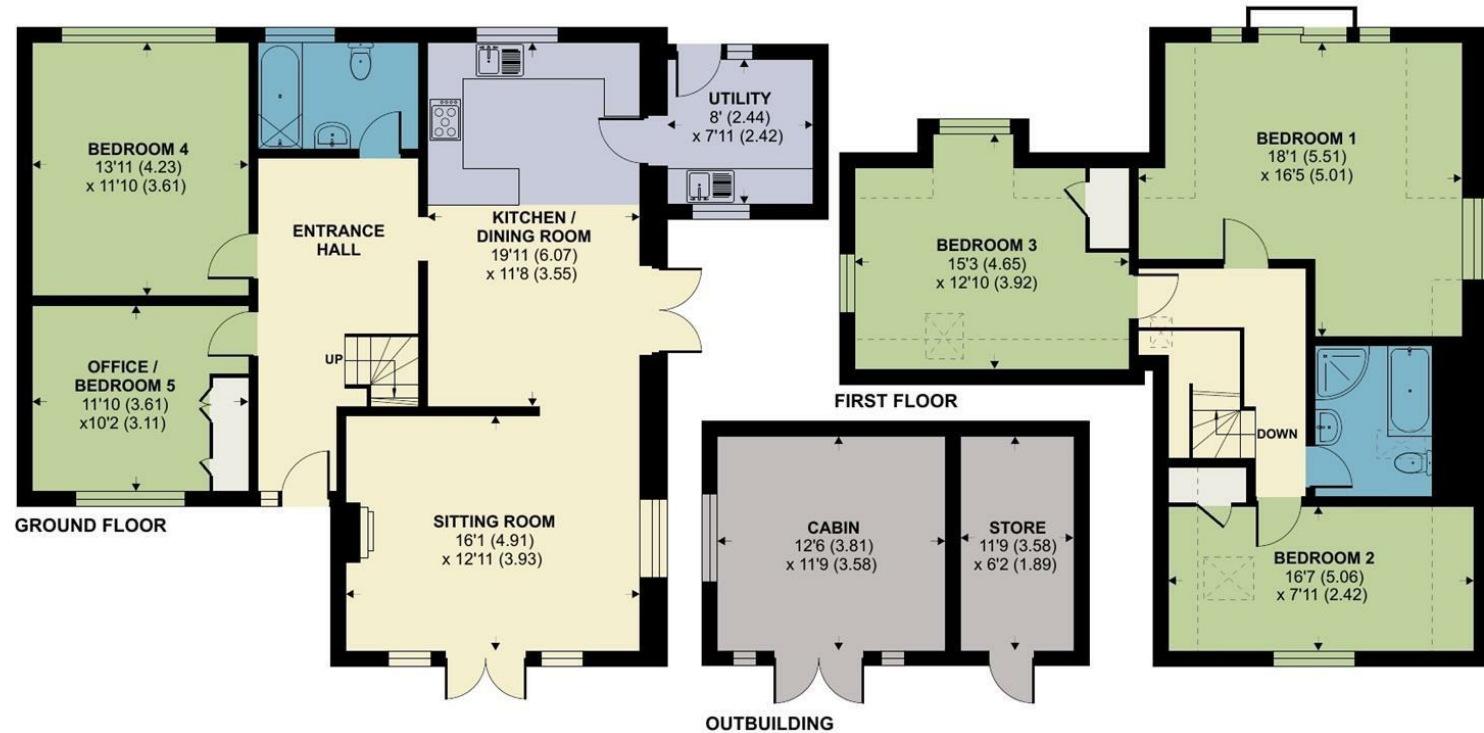


Orchardlands, Hilton, Blandford Forum

Approximate Area = 1635 sq ft / 151.8 sq m
 Limited Use Area(s) = 132 sq ft / 12.2 sq m
 Outbuildings = 220 sq ft / 20.4 sq m
 Total = 1987 sq ft / 184.4 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). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1326906



Blandford/DJP/July 25



naea | propertymark
PROTECTED

WWW.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01258 452670

blandford@symondsandsampson.co.uk
 Symonds & Sampson LLP
 7, Market Place,
 Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT