

Symonds
& Sampson



Windrush

Water Lane, Winterborne Houghton, Blandford Forum, Dorset

Windrush

Water Lane
Winterborne Houghton
Blandford Forum
Dorset
DT11 0PE



- Countryside views
- Beautifully landscaped garden
- Open plan kitchen/dining/ sun room
 - 2,800 sq ft of accommodation
 - Ability to work from home
 - Potential for multi generations

Guide Price **£865,000**

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Windrush is a beautifully appointed home which seamlessly blends modern living with traditional materials and features. Upon entry there is a welcoming and impressive hallway laid to stone flooring. The heart of the home is the light and bright kitchen/dining/sun room which is open plan and overlooks the landscaped rear garden. The kitchen comprises of a range of light blue wall and base units set with a granite counter top, included is a freestanding range style cooker and an integrated microwave/oven and coffee machine and integrated Miele dishwasher. The impressive sunroom with large patio doors, this room is rendered with tinted glazing, enabling the room to be used all year round. Both the kitchen and sun room are laid with stone flooring. The utility room provides extra storage and space for white goods with access to the rear garden. The light sitting room is a charming room, with a feature stone fireplace set with a modern wood burner and laid with wooden flooring with patio doors. A further reception room is currently used as a gym but could become a study, formal dining room or play room.

The landing has a feature length window with views over the garden. The main bedroom is a generous room with a large window overlooking the garden and surrounding countryside. The ensuite shower room features a curved wall. The second and third bedrooms are good size doubles each with built in storage, and the fourth bedroom is also a nice size double. The large family bathroom comprises of a separate shower and feature roll top bath.

A spiral staircase leads to the top floor landing which provides access to the generous fifth bedroom, which could be arranged as an office and a separate shower room





OUTSIDE

The property is approached through metal gates leading to a recently laid tarmac driveway providing parking for several vehicles and access to the integral single garage. The terraced rear garden is a particular feature and has been beautifully landscaped using traditional brick and flint stonework. The garden has a sunny aspect and backs on to neighbouring farmland. A generous patio adjoins the house laid with granite slabs and is ideal for alfresco dining. Stone steps lead to a lawn terrace, bound by establishing trees and bushes, included is a charming stone bench. A further

set of steps lead to a large lawn area with wonderful views overlooking the village and towards surrounding rolling countryside. This section includes several established and establishing trees and would make an excellent vegetable patch or other cultivation.

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. A mile away is Winterborne Stickland with a nursery, garage and inn. 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:///facelift.whiplash.lobbed

SERVICES

Mains electricity and water. Private septic tank. Oil fired central heating and solar thermal panels and woodburner.



MATERIAL INFORMATION

Dorset Council Tax Band - F

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>

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C	70	73
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Worst energy efficiency	G		
England & Wales		EU Directive 2002/91/EC	

Water Lane, Winterborne Houghton, Blandford Forum

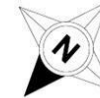
Approximate Area = 2809 sq ft / 260.9 sq m

Limited Use Area(s) = 157 sq ft / 14.5 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 3142 sq ft / 291.7 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: 1446636



Blandford/DJP/April 2026



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 and 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