

Symonds
& Sampson

Winterstoke

Durweston, Blandford Forum, Dorset

Winterstoke

Durweston
Blandford Forum
Dorset
DT11 0QA



- Plot totalling 1.52 acres
- Tucked away location
- Outstanding countryside views & walks
 - Wonderful garden & land
 - Several sheds & outbuildings
- Spacious accommodation throughout

Guide Price **£900,000**

Freehold

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



ACCOMMODATION

Wintersoke is a charming and extended home which blends character features with modern living. The hallway is light and laid with parquet flooring and provides access to all the principal rooms. The light and bright sitting room enjoys a dual aspect, a generous room laid with parquet flooring and a feature open fireplace. The formal dual aspect dining room is laid with parquet flooring. The heart of the home is the very generous kitchen breakfast room situated at the rear of the house. The kitchen comprises of a wide range of wooden base units, a range cooker and sink with space for a dishwasher and fridge freezer. The breakfast area is dual aspect, flooding this part of the room with light and French doors provide access to the garden. The boot room and utility offer additional storage and space for white goods and the cloakroom is situated underneath the stair case.

The main bedroom offers wonderful views to the front elevation of the garden and rolling countryside, a generous room with access to a Jack and Jill bathroom. The second, third and fourth bedrooms are all good size doubles with dual aspects and the fifth bedroom is a nice size double with built in storage. There is a useful study with outstanding views, which is ideal for those wishing to work from home. Completing the accommodation is a shower room.

OUTSIDE

The property is nestled at the bottom of a private road, enjoying a peaceful and tucked away setting. A wooden five bar gate leads to a part gravel driveway with parking for several vehicles. The garden wraps around the house and is laid to lawn with established trees and shrubs with a range of wooden sheds. The plot continues with estate fencing dividing the garden from the parcel of land / paddock which is laid to lawn interspersed with established fruit trees and with a large greenhouse (in need of some repairs) that is ideal for growing fruit and vegetables. The plot has wonderful views of the surrounding rolling countryside and is ideal for keeping chickens and those with a passion for gardening and horticulture.

SITUATION

Durweston is situated just two miles north of Blandford and stands on the west bank of the River Stour. The village has a 500 year old church which has an unusual sculpture over the main door, thought to be that of St Elay - the patron of blacksmiths. Other amenities include a village hall and primary school and Bryanston School.

DIRECTIONS

what3words///gala.deferring.mouse

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- D

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>

The plot totals 1.52 acres in all, comprises of two land registry title plans. Access via a private road.

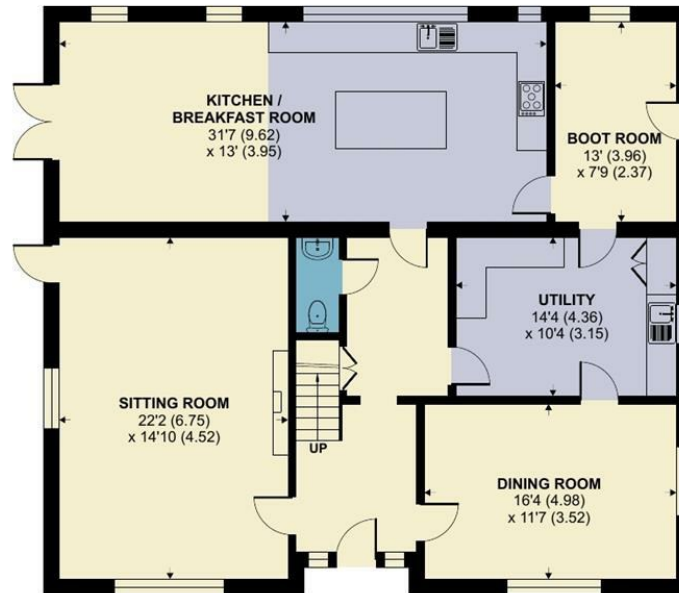


Winterstoke, Durweston, Blandford Forum

Approximate Area = 2733 sq ft / 253.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Very energy inefficient - highest running costs			
England & Wales			
EU Directive 2002/91/EC			



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1386738



Blandford/DJP/Jan 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