

A photograph of a two-story stone house with a red-tiled roof and a conservatory, surrounded by a lush garden. The house features a prominent gable end on the left and a smaller gable on the right. The stone is weathered and textured. A large conservatory with a yellow-tinted roof is attached to the front. The garden is filled with various plants, including yellow and pink flowers. A dark green banner with the company name is at the top.

Symonds
& Sampson

The Old School House, Winterborne Stickland, Blandford Forum, Dorset

The Old School House

Winterborne Stickland
Blandford Forum
Dorset
DT11 0NN

A charming character home offered to the market with no onward chain boasting a wonderfully established rear garden with views, situated in a sought after village location.



- Brick and flint construction
- Generous rear garden with some views
 - Tucked away location
 - Close to village amenities
- Three good sized bedrooms
 - No onward chain

O.I.E.O £500,000

Freehold

Blandford Sales
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ACCOMMODATION

The Old School house is a charming home with a generous and well established rear garden. The house has been an integral part of the village forming part of the village school and now a residence, which the current owners have enjoyed for over 30 years.

The storm porch leads in to the garden room, with a wonderful outlook over the established rear garden. The room has a wood burner, exposed brick and flint walls, currently arranged as an additional sitting room and providing access to the kitchen, comprising of wall and base units, set with a counter top and includes a sink, electric hob and oven with space for white goods and a feature window seat. The internal hallway provides access to the conservatory and sitting room. The conservatory has views overlooking the beautiful rear garden. The formal dual aspect sitting room has a feature fireplace. Completing the ground floor is the bathroom, comprising of a white suite of bath, separate shower cubicle, basin and w.c. The master bedroom is a good size dual aspect room. The second bedroom is a double and has a decorative fireplace. The third bedroom will accommodate a single bed. There is a shower room comprising of a white suite of shower cubicle, basin and w.c.



OUTSIDE

The property is approached by a single tarmac driveway leading to a parking area and providing access to the garage and a shed. The garden is a particularly feature and offers views of the surrounding countryside with well stocked and colourful flower beds with many established plants and shrubs with a large lawn and several working areas including a vegetable patch and green house.

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, 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). Blandford Forum and Dorchester both offer a range of shopping, commercial and leisure facilities together with a number of boutique shops and cafes. The coast can be reached within a 35 minute drive (approx.).

DIRECTIONS

From the centre of Blandford head along West Street over



the river and at the roundabout go straight over on to Dorchester Hill. Take a quick right on to Fairmile Road and continue for 3.8 miles and turn left onto North Street and continue for 0.4 of a mile and turn right on to Dunbury Lane and the property can be found on the left hand side.

SERVICES

Private water supply shared with neighbour, septic tank drainage with next door but located in the garden, mains electric & heating and woodburner.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- G

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 - 2024 and June 2026 © Symonds & Sampson



Winterborne Stickland, Blandford Forum

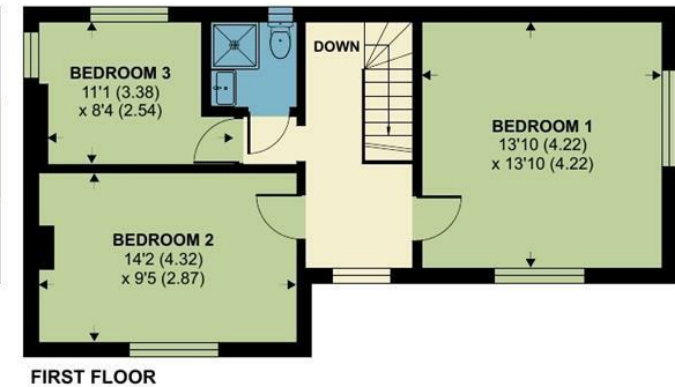
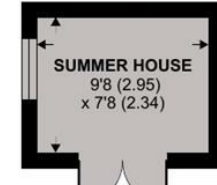
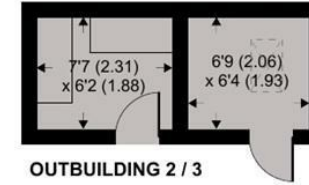
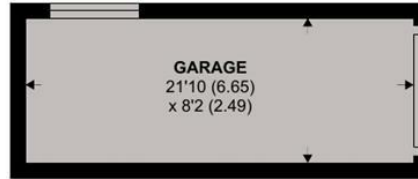
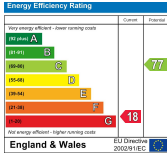
Approximate Area = 1498 sq ft / 139.1 sq m

Garage = 178 sq ft / 16.5 sq m

Outbuilding = 166 sq ft / 15.4 sq m

Total = 1842 sq ft / 171 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1139706



Blandford/DP/July 2026



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