



Symonds  
& Sampson

# Surreal House

Winterborne Zelston, Blandford Forum, Dorset

# Surreal House

Winterborne Zelston  
Blandford Forum  
DT11 9EU

A generous family home set in grounds totalling 1.39 acres, which include a garden, pond, and paddock. Scope for extension and alteration, situated in a sought after village with good road, offered to the market with no chain.



- No forward chain
- Spacious & versatile accommodation
- Ideal for multi generation living or home working
- Large garden & paddock suitable for equestrian use
  - Sought after village with good road links
- Scope for alteration, extension & improvement (STPP)

Guide Price £850,000

Freehold

Blandford Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

Surreal House is a generous family home enjoying substantial grounds totalling 1.39 acres in all. The property offers tremendous potential with a variety of living arrangements for multi generations, those who work from home and an equestrian audience. Upon entry a storm porch leads to an expansive hallway, the heart of the home is the flowing kitchen breakfast room, which enjoys a dual aspect and connects to the conservatory. The kitchen comprises of a range of wall and base units set with a work top and breakfast bar for informal dining. There is a handy utility room providing space for white goods, connecting to the double integral garage benefitting from light and power with an electric roller door, and two further store rooms to the rear. This area also includes a further utility room and a storeroom, offering the potential for an annexe to be created (subject to relevant permissions). Returning to the principal reception rooms there is a spacious dual aspect sitting room with a bay window and a feature stone fireplace and chimney breast, a formal dining room and a study which includes a comprehensive range of built in office furniture ideal for home working or this room could be used as a ground floor bedroom.

The master suite enjoys a dual aspect with a spacious bedroom overlooking the front garden with built in storage and a sizable dressing room with a comprehensive range of built in wardrobes. The ensuite comprises of a bath with overhead shower, w.c, bidet and basin. The second, third and fourth bedrooms are all good sized double rooms with a variety of built in wardrobes and storage. The shower room comprises of a double shower cubicle, basin and w.c.





## OUTSIDE

The property is approached by a large gravel driveway with parking for several vehicles and providing access to the double integral garage. The front garden has a high degree of privacy from an established tree and bushes, with the remainder set to lawn bound by well stocked borders. The garden continues around the conservatory leading to the rear of the house with a patio adjoining the kitchen for outside dining and access to an aviary which could be repurposed as a work shop or integrated to the dwelling (subject to relevant permissions). The garden continues with an expansive lawn leading to an enclosed pond teeming with wildlife and a shaded woodland walk leads to a useful paddock with views to the surrounding countryside and is ideal for equestrian use.

## SITUATION

The property is situated in the small village of Winterborne Zelston, just off the A31 providing routes to Poole, Wimborne, Bournemouth and Dorchester. The Botany Bay Inn is about 0.4 miles and there is an Asda Express and fuel station close-by. Bere Regis with a range of amenities including convenience store and doctor's surgery is 4 miles and Wimborne and Blandford are both within 8 miles offering a good range of shopping, commercial and sporting facilities. There is a mainline station to Waterloo at Holton Heath, approximately 6.5 miles. The area is excellent for walking, cycling and riding nearby.

## DIRECTIONS

what3words///noted.typified.fines

## SERVICES

Mains electric and water. Private septic tank drainage. Electric underfloor heating for both floors.

## MATERIAL INFORMATION

Dorset Council Tax Band - G

Tel: 01305 211970

EPC - E

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>



# Winterborne Zelston, Blandford Forum

Approximate Area = 3081 sq ft / 286.2 sq m

Garage = 322 sq ft / 29.9 sq m

Outbuildings = 946 sq ft / 87.8 sq m

Total = 4349 sq ft / 403.9 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
Very energy efficient (lower running costs)	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient (higher running costs)	
England & Wales	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1358311



Blandford/DJP/October 2025

Revised March 2026

Revised May 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 of 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