



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 £900,000

Freehold

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## 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 is excellent walking, cycling and riding nearby.

## DIRECTIONS

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## 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
<small>For energy efficient (lower ranking) lease</small> A B C D E F G	
<small>Minimum energy efficient (higher ranking) lease</small> 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



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