



**Church House, Church Road, Shillingstone,
Blandford Forum, Dorset**

Guide Price
£1,050,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A substantial, versatile and charming period detached 4 / 5 bedroom house in a popular village with large garden and views.

**Church House, Church Road,
Shillingstone, Blandford Forum,
Dorset, DT11 0SL**

- Detached Grade II Listed character house with flexible accommodation
- Four / Five double bedrooms (three ensuite) and family bathroom
- Superb master bedroom with dressing room and far reaching views towards Hambledon Hill
 - Potential for 2 bedroom annexe or B&B
- Abundance of charm throughout, high ceilings and light rooms
- Good sized garden and established vegetable and fruit garden
 - Popular village with excellent range of amenities
- Superb network of footpaths and access to Trailway closeby
- Ample off road parking, tandem garage and two storerooms

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





Church House is situated in the highly sought after village of Shillingstone. This charming Grade II Listed house was built approximately 300 years ago as a farmhouse for the Portman Estate. The house was extended in the 19th century, further extended at the beginning of the 20th century and has retained its traditional brick construction and thatched roof. There is an abundance of character and charm throughout including exposed beams, feature fireplaces, high ceilings, exposed floorboards, and sash windows. The house offers spacious living, predominantly over just two floors, and the accommodation is extremely adaptable and could be used as a family home with a separate annexe for a dependent relative or visiting family or B&B.

Benefiting from a large garden and far-reaching views towards Hambledon Hill this superb property has so much to offer.

The front door opens into a porch with a further door into an entrance hall with a cloakroom. To the right of the entrance hall a door opens into a family room and its wonderful inglenook fireplace with wood burner, which in turn leads to the rear kitchen, utility room and back door. Off the inner hall there is a trio of reception rooms overlooking the garden or village lane. The dining room has an impressive bay window and access to the garden is via the drawing room or the sitting room through the French doors. There is an attractive oak framed kitchen / dining room, added in 2011, with views over the main garden, a door leading outside and a fully equipped kitchen. There is a utility / boot room with space and plumbing for a washing machine and a door leading to a cloakroom. There is separate shower room.



As a substantial house, which has grown organically over the years, there are two staircases, leading to both halves of the house. On the first floor there are three double bedrooms, all with ensuite bathrooms. The master suite comprises a superb bedroom with a bay window enjoying lovely views over the surrounding countryside, a large walk through dressing room and an ensuite bathroom. Bedrooms two and three also have ensuite bathrooms and plenty of room for wardrobes. In the older part there is a large study or 5th bedroom with a dual aspect and family bathroom, separate wc and linen cupboard. Further stairs rise to the second floor with a double bedroom with door to dressing room / storeroom and a further door to roof space.

Situation

Shillingstone benefits from a real village community. The area is renowned for some excellent schools including Clayesmore, Milton Abbey, Bryanston, Sandroyd, Knighton House, Hanford and the Sherborne Schools, together with very good state schools at Blandford and Sturminster Newton. The Church Centre also operates as a Post Office, Café, and Computer Workshop. There are a number of bridleways and footpaths over the surrounding glorious countryside, with some of the best walking and riding right on the doorstep.

The larger centres of Poole, Dorchester and Salisbury are all about 20 miles away. Trains to London Waterloo from Salisbury takes about 1 hour 30 mins.

Directions

From Shaftesbury head towards Blandford on the A350. At the traffic lights at Durweston, take the right hand turning over the bridge and onto the A357 towards Sturminster Newton. After approximately 3.5 miles you will come in to Shillingstone continue through the village to The Cross and take the second turning to Church Road signed to the Parish Church where you will find the entrance to Church House on the left hand side.

Outside

The property is approached from the lane onto a shared gravel drive leading to a private parking and turning area with the tandem garage with a potting shed attached which links the main garden to kitchen garden. Further brick outbuildings comprise a store room with power connected and a woodshed. The large garden lies to the rear of the house and is bordered by a brick and flint wall and hedging and is mainly laid to lawn with established flower and shrub borders and various fruit trees. A 'secret' and well established large vegetable and fruit garden can be accessed via the potting shed or the drive.

Services

Oil fired central heating to majority of house and gas central heating system to oak framed kitchen / dining room and adjacent ground floor rooms.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: G

Property Information

Broadband - Standard, Superfast and Ultrafast broadband is available. Mobile phone coverage is available inside and outside – (coverage is best provided by EE & Three Networks)
(Information from Ofcom <https://www.ofcom.org.uk>)

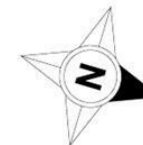




Church Road, Shillingstone, Blandford Forum

Approximate Area = 4459 sq ft / 414.2 sq m
 Garage / Potting Shed = 290 sq ft / 26.9 sq m
 Shed / Store = 230 sq ft / 21.4 sq m
 Total = 4979 sq ft / 462.5 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1029176



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