



## Autumn Cottage, Shroton, Blandford Forum, Dorset

A wonderful 2 bedroom end of terrace cottage of great charm and fully updated situated in a desirable village.

Guide Price

**£410,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Autumn Cottage, Shroton, Blandford Forum, Dorset, DT11 8QH

- Beautiful double fronted cottage with great charm and character
  - 2 double bedrooms and bathroom
  - Extended kitchen and updated throughout
  - Lovely beamed sitting room with wood burner
    - Open plan to dining, kitchen and study
    - Off road parking and large garden shed
- In the centre of the thriving village with excellent farm shop and pub
- Easy access to Hambleton hill and network of footpaths

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





The house is approached along a gravel path from the parking area and village lane to the new side door.

This brings you into a small but bright hallway with the sitting room immediately on your left. This is a well proportioned room with open beams to a vaulted ceiling, a feature fireplace with a new wood burner and a deep alcove to one side and a window to the other. The brand new kitchen has been extended to the rear of the house and is light and bright space with Velux Windows above the large picture window and a door leads outside to the rear garden. A clever design of the kitchen means there are ample wall and floor units and integrated appliances include an oven and an induction hob. A door from the kitchen leads into the utility room with a wc, a wash hand basin and a granite worktop. The kitchen is fully open plan to the dining room, again with a wood burning stove, fine Georgian window and wood stripped flooring. A lovely aspect is the study area off to the side and by the new stable front door. This is divided cleverly with an open bookshelf.



Stairs rise to the landing with all three rooms off from it. The new bathroom is to the rear and the two double bedrooms overlook the front of the house both having built in wardrobes.

#### Situation

Shroton is a desirable village set off the Blandford to Shaftesbury Road just outside the Cranborne Chase National Landscape but inside the Conservation Area. The village sits under Hambledon Hill, a prehistoric fort owned by the National Trust, and has a Parish Church, a farm shop, Public House and a network of footpaths whilst further local amenities are available in Child Okeford and Iwerne Minster. More comprehensive shopping and dining facilities as well as a hospital, leisure centre and doctors surgery can be found in Blandford Forum, approximately 5 miles and Shaftesbury, approximately 7 miles. The area is well known for its excellent range of independent and state schools. There is a mainline railway station at Gillingham 12 miles away which runs direct to London, Waterloo and the A303 some 13 miles to the north giving access to the south-west and London, via the M3.

#### Directions

From Shaftesbury take the A350 south towards Blandford. Pass through the village of Iwerne Minster and then take the right hand turn to Frog Lane sign posted to Shroton. At the crossroads turn right onto The Corner and the entrance to the property is the first on the right hand side just after the stone wall.

#### Outside

A lovely cottage garden greets you from the parking area. Bordered by hedging and shrubs, along a gravel path to the side door, passing an idyllic sunny spot. A gate leads to the fully enclosed rear garden of a manageable size but with a large shed.

#### Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

#### Material Information

Standard, superfast, & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely

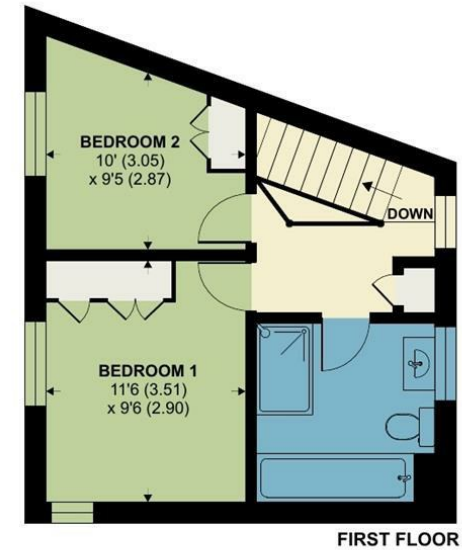
outside – (coverage is best provided by Three Network)  
 (Information from Ofcom  
<https://www.ofcom.org.uk>)  
 Council Tax Band: D



## Shroton, Blandford Forum

Approximate Area = 1055 sq ft / 98 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1082596



WT March 2024 revised August & January 2025

**Symonds & Sampson**  
 ESTABLISHED 1858

01258 473766  
 Agriculture House Market Place  
 Sturminster Newton  
 Dorset  
 DT10 1AR  
[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)

**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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

