



Spring Hill, Woolland, Blandford Forum,

A spacious bungalow situated in a tucked away rural location sitting on a wonderful plot.

Offers In Excess of
£700,000

Freehold

Symonds
& Sampson

ESTABLISHED 1858

Spring Hill, Woolland, Blandford Forum, DT11 0EP

- No forward chain
- Substantial garden
- Plans for extension
 - Private plot
- Driveway parking for several vehicles
 - Single garage
- Spacious sitting room and dining room
 - Two generous bedrooms
 - Two ensembles
 - Utility room

Viewing strictly by appointment through
Symonds & Sampson Blandford Sales Office
on 01258 452670





A spacious bungalow situated in a tucked away rural location sitting on a wonderful plot. Offered to the market with no forward chain with scope for extension and alteration.

Spring Hill was once owned by the famous sculptor Elizabeth Frink, and is built in the kitchen garden of the neighbouring manor house. The current owners have used the property as a second home with plans drawn to substantially extend the property.

Upon entry to the property there is an expansive hallway with storage cupboards and a cloakroom. The heart of the home is the generous dining room leading to a triple aspect sitting room. The dining room is a good sized room enjoying a dual aspect with french doors to the garden, the room is arranged with a large dining table and chairs. Double doors lead to the sitting room, a light room with an open fire as a focal point of the room, both rooms are laid with herringbone wooden flooring. The kitchen is situated to the

rear of the property comprising of cream wall and base units set with a wooden counter top with a ceramic. The room is currently arranged with a breakfast table and chairs and includes an electric hob, electric oven, microwave oven and a dishwasher. A separate utility room includes base units set with a counter top and sink with space underneath for washing machine, tumble dryer and fridge freezer.

The master bedroom enjoys a dual aspect, arranged with a king size double bed and includes built in wardrobes. The room is serviced by an ensuite comprising of bath, separate shower, w.c. and basin. The second bedroom is a good sized room arranged with a king size bed with space for a range of freestanding furniture. The room is serviced by a modern ensuite comprising of shower cubicle, w.c, basin and part tiled with light grey stone tiling.

Situation

Woolland is a small village surrounded by beautiful rolling

countryside in Dorset. Nearby Ibberton has a pub, whilst the larger village of Hazelbury Bryan has a primary school, village shop and cricket club. The market towns of Sturminster Newton and Blandford Forum are a short drive away the A357 and the A354 and there are direct rail services from Sherborne to Waterloo. The area offers a wide selection of selection of independent schools including Bryanston, Clayesmore, Milton Abbey and Hanford.

Outside

The property is approached by a sweeping and winding driveway providing access to the single garage and a parking area with space for several vehicles. The garden is primarily laid to lawn for ease of maintenance but enjoys established trees and hedgerows providing a good degree of privacy. The garden includes a large number of fruit trees such as apple, pears and figs, which harks back to the plots history as the kitchen garden for the neighbouring manor house. There is a large patio area adjoining the bungalow which is ideal for alfresco dining.

Directions

Leaving Blandford Forum, drive south east along Fairmile Road for 2.8 miles to the village of Winterborne Stickland and at the junction turn right on to North Street and then turn left and follow the road for 2.7 miles. When reaching the Bulbarrow turn right down the hill and continue for 0.4 of a mile. Upon entering the village of Woolland the property is on the left hand side with a sharp turning into the driveway.

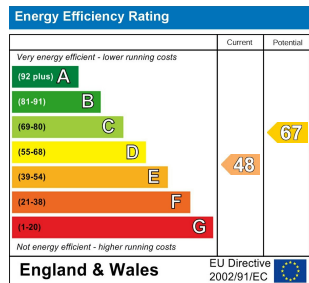
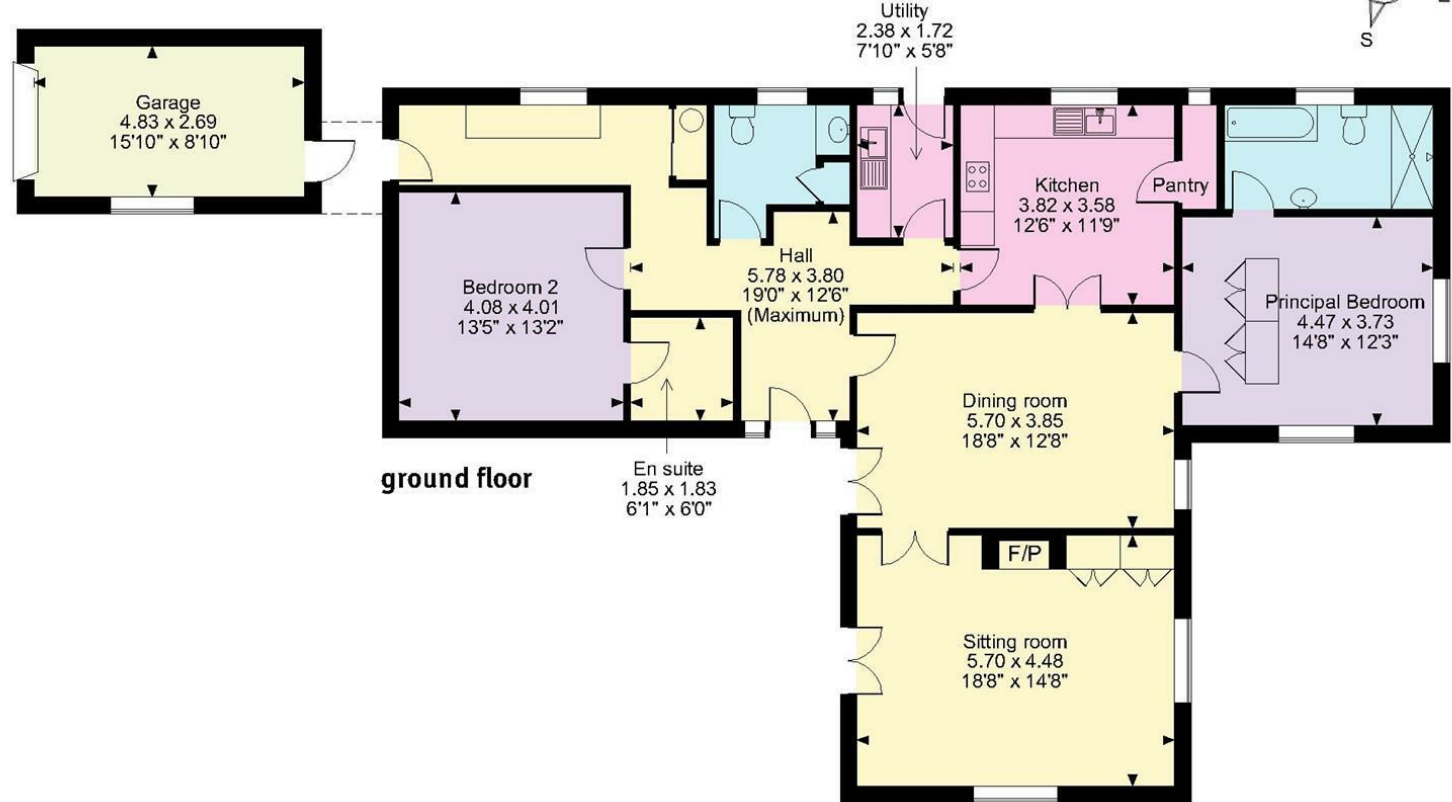
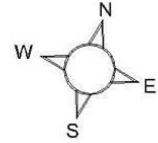
Services

Mains water and electric, private drainage, LPG gas central heating.
Council tax band - F
EPC - E

Springhill, Woolland, Blandford Forum, Dorset

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 142sq.m (1,525sq.ft)
Garage = 18sq.m (192sq.ft)
Total = 160sq.m (1,717sq.ft)



© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8560564/JOV

Blandford/DP/Sept 23
Revised July 2024

01258 452670
Symonds & Sampson LLP
Symonds & Sampson 7 Market Place, Blandford, Dorset, DT11 7AH
blandford@symondsandsampson.co.uk
www.symondsandsampson.co.uk

Symonds & Sampson
ESTABLISHED 1858

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.

