



Horseshoe Cottage

Blandford Road, Shillingstone, Blandford Forum, Dorset

Horseshoe Cottage

Blandford Road
Shillingstone
Blandford Forum
Dorset
DT11 0SF

A nearly new property situated in a development of just two homes, offered to the market with no chain, boasting a good sized plot with a generous outbuilding. Constructed of traditional materials whilst blending modern fittings and comfort.



- No forward chain
- Nearly new property
- Brick & flint construction
 - Large outbuilding
 - Generous parking
- Dual aspect kitchen dining room



Guide Price £625,000

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Horseshoe Cottage is a nearly new property built by Domonic Teversham Building & Groundwork, seamlessly blending traditional brick and flint materials with modern living. Upon entry to the hallway there is a statement wooden staircase and a part vaulted ceiling and remotely operated Velux window flooding the entrance with light. The heart of the home is the dual aspect kitchen dining room with French doors leading to the sunny rear garden. The kitchen area comprises of a range of navy Shaker style wall and base units set with a light quartz counter top and includes a range of integrated appliances. The room is laid with wooden flooring with a utility room providing space for white goods. The sitting room is a generous room with an extended bay window with French doors leading to the rear garden. The office provides an ideal space to work from home or could be arranged as an occasional bedroom.

The main bedroom is a nice sized double bedroom benefitting from a modern ensuite comprising of a large shower, basin and w.c. The dual aspect second bedroom is a good sized double, the third bedroom also enjoys a dual aspect and would accommodate a double bed. The part gallery landing includes two good sized storage cupboards with additional heating. Dual fuel towel rails to all bathrooms and cloakroom.

OUTSIDE

The property is approached by a shared gravel driveway with one neighbouring property, providing access to the single integrated garage. Wooden gates lead to a parking area running to the right hand boundary providing parking for several vehicles, a caravan, motor home or boat. The rear garden is laid to lawn and bound by a fence and hedgerow with a pathway leading from the dwelling to a nicely arranged patio at the bottom of the garden which is ideal for outside dining. A particular feature is the generous outbuilding which was previously a stable now arranged as a large store with two separate doors and a further single garage with additional loft storage above, accessed via double doors. This outbuilding could be repurposed as a home office or games room (subject to relevant permissions).

SITUATION

Shillingstone benefits from a real village community. The village has a church centre, a garage serving petrol and small shop, a Co-Op mini mart, village hall, public house, primary school and children's play areas. 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 including the North Dorset Trailway.

DIRECTIONS

what3words///distanced.squeezed.slab

SERVICES

Mains electricity, water and drainage. Air source heat pump, fftp. CCTV camera system to the premises with ringdoorbell.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- B

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

Please refer to the government website for more details. <https://www.gov.uk/check-long-term-flood-risk>
Photographs – July 2026 © Symonds & Sampson



Blandford Road, Shillingstone, Blandford Forum

Approximate Area = 1383 sq ft / 128.4 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

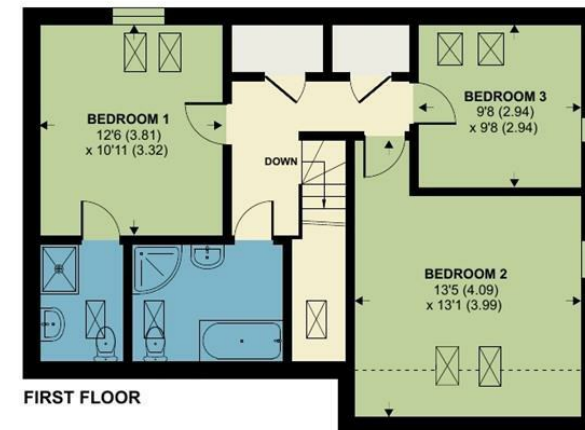
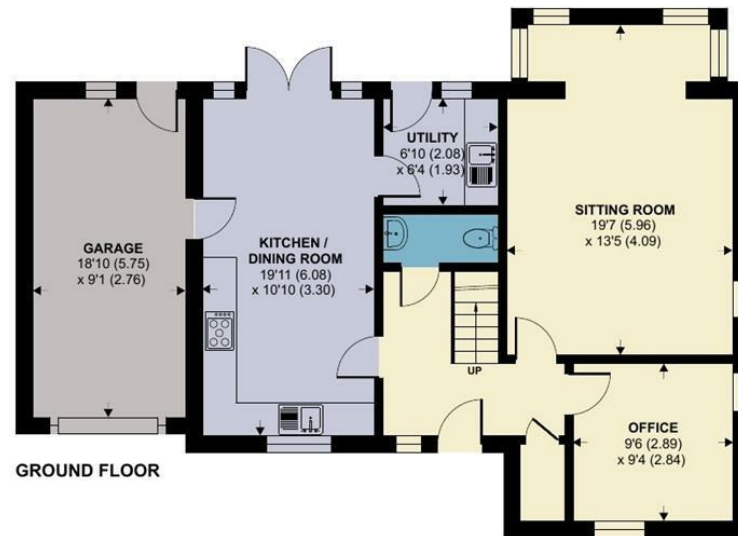
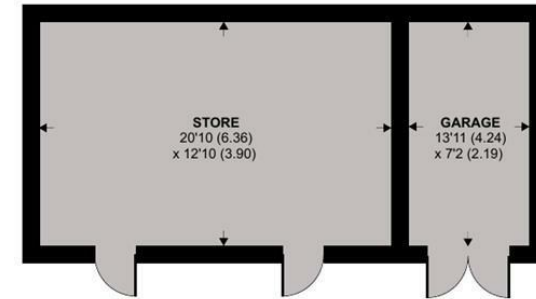
Garage = 171 sq ft / 15.8 sq m

Outbuilding = 372 sq ft / 34.5 sq m

Total = 1963 sq ft / 182.1 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
83	89
<small>For energy efficient homes, a rating of 83 is considered good.</small>	
<small>Energy Efficiency Rating Legend:</small>	
<small> A B C D E F G </small>	
<small>For more information on energy ratings, visit www.nae.com</small>	
<small>England & Wales EPC Directive 2002/91/EC</small>	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1485924



Blandford/DJP/July 2026



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