

An aerial photograph of a charming pink brick cottage with a large, dark thatched roof. The main part of the house has a steeply pitched thatched roof, while a smaller extension to the left has a tiled roof. The house is surrounded by lush greenery, including a well-manicured hedge and a stone path leading to the front door. In the background, there are rolling green hills under a blue sky with scattered clouds. A dark green banner with the text 'Symonds & Sampson' is positioned at the top center of the image.

Symonds
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Larks Rise

Bessels Lane, Shroton, Blandford Forum, Dorset

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Bessels Lane

Shroton

Blandford Forum

Dorset DT11 8QW

A delightful and bucolic Grade II listed cottage with replaced thatch and a good extension, set in fine and extensive gardens with a four car purpose built garage with workshop, located on the edge of an excellent village.



- Grade II listed thatched cottage of great charm
 - Large rear garden with views
- 4 car garage with attached workshop / stores
 - Edge of village location
 - No onward chain

Guide Price £450,000

Freehold

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THE PROPERTY

Larks Rise is a charming pink painted double fronted and detached thatched cottage of immense charm and character with a spacious extension in the 1980's giving further bedroom or living space.

The front door leads to a tile floored entrance hall and this has the two reception rooms to either side. The formal reception room has a fine feature fireplace with deep recesses either side and an electric fire. The dining room has a Stanley oil fired range giving the central heating to the house set in a Bressumer beamed inglenook fireplace. A study / office is off to one side and likely created when the staircase was moved many years ago. The dining room then leads to a galley style kitchen with larder cupboard and a range of floor units. The rear lobby houses the utility room, shower room and French doors to the patio and large rear garden. The 1980's extension has a double bedroom with garden views.

The stairs from this lobby leads to the second bedroom which flows through to the smaller bedroom or original landing with an upstairs wc and airing cupboard and then on into the double principal bedroom.

OUTSIDE

Added to the attractiveness of the house are lovely sized gardens. A pretty front garden is off the quiet village lane behind a low hedge and paths lead from the lane or the parking area. To the side of this wide plot is a purpose built garage for at least four cars and an attached shed / workshop and garden stores. The rear garden is level and mainly laid to lawn and affords views towards Hambleton Hill across farmland. Immediately to the rear of the house is a large patio area with access from the 1980's extension lobby.

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 Hambleton 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

What3words///amazed.left.crispier

SERVICES

Mains water and electricity and drainage are connected to the property. Oil fired central heating system fed from the range oven.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

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

Council Tax Band: D

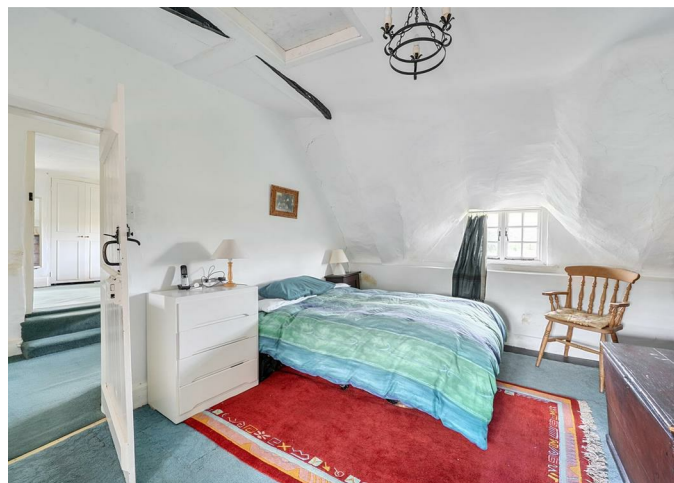
EPC: Exempt

Dorset Council Tel: 01305 221000

Restrictive Covenants: TBC

Agents Notes: The thatch has been recently renovated in 2025. There is a 'filled' in inspection pit in the garage

Photographs taken June 2026



Bessels, Shroton, Blandford Forum

Approximate Area = 1322 sq ft / 122.8 sq m
 Garage = 611 sq ft / 56.7 sq m
 Outbuilding = 60 sq ft / 5.5 sq m
 Total = 1993 sq ft / 185 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1481802



STU/WT/0726



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