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Symonds
& Sampson



Fair Views

Winterborne Zelston, Blandford Forum, Dorset

Fair Views

Winterborne Zelston

Blandford Forum

Dorset

DT11 9EU

A substantial family home boasting total accommodation of 2,800 sq ft, enjoying a lovely wrap around garden and countryside views. Offered to the market with no forward chain.



- No forward chain
- Wraparound garden
- Versatile & spacious accommodation
 - Annexe potential
 - Double garage
 - Good road links

Guide Price **£650,000**

Freehold

Blandford Forum Sales
01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

Fair Views is a large split level home, offering spacious and versatile accommodation which is ideal for multi generations or anyone who works from home. The property includes a lovely wraparound garden which enjoys countryside views.

An external metal stair case leads to the front door which is situated on the first floor that opens into a hallway accessing the main reception rooms and the cloak room. The kitchen breakfast room is of a good size comprising of a range of wooden wall and base units set with a stone counter top and includes a central island which is ideal for informal dining. French doors flood the room with light and provide access to the rear garden. The dual aspect sitting room enjoys a bay window and has a brick fireplace and wood burner as a focal point to the room. The formal dining room is accessed via French doors and would accommodate a good sized dining suite. The bedroom on this level is of a good sized and would easily accommodate a double bed and includes an ensuite comprising of shower, basin and w.c.

Descending to the ground floor, the main bedroom is of a generous size and includes a range of built in wardrobes together with an ensuite shower room. The remaining two bedrooms are of a good size accommodating double beds. The family bathroom comprises of a bath, separate shower,

basin and w.c.

A second stair case from the kitchen leads to a self contained section of the ground floor, which includes a useful utility room, cloak room, large games room and store room, together with access to the double integral garage. This area could be repurposed for a nice sized annexe or utilised as a large home office.

OUTSIDE

The property is approached by a shared entrance leading to a gravel driveway with parking for several cars and access to the integral double garage. The deceptive rear garden wraps around the dwelling and enjoys a good degree of privacy from an established hedgerow. A nice sized patio adjoins the kitchen breakfast room, which is ideal for outside dining. The remainder of the garden is laid to lawn and gently descends to a second patio which is bound by a retaining wall and a well stocked flower bed.

SITUATION

The property is situated on the edge of the village of Winterborne Zelston which has a fourteenth century Parish Church, public house, garage/shop and a village hall. In the older part of Zelston within the Conservation Area, a picturesque village pond is served by the River Winterborne. Conveniently located, just off the A31

providing routes to Poole, Wimborne, Bournemouth and Dorchester. The Botany Bay Inn is about 0.4 miles and there is an Asda Express and fuel station close-by. Bere Regis with a range of amenities including convenience store and doctor's surgery is 4 miles and Wimborne and Blandford are both within 8 miles offering a good range of shopping, commercial and sporting facilities. There is a mainline station to Waterloo at Holton Heath, approximately 6.5 miles. There is excellent walking, cycling and riding nearby.

DIRECTIONS

what3words///silently.strikers.jazz

SERVICES

Mains water and electricity, drainage via a septic tank. Oil fired central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- D

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>
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Winterborne Zelston, Blandford Forum

Approximate Area = 2050 sq ft / 190.4 sq m

Garage = 582 sq ft / 54 sq m

Annexe = 251 sq ft / 23.3 sq m

Total = 2883 sq ft / 267.7 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
This energy efficient colour rating scale is based on the Energy Performance Certificate (EPC) rating.	
A	77
B	64
C	
D	
E	
F	
G	
For more information on energy ratings visit www.gov.uk/government/guidance/energy-ratings	
England & Wales EPC Directive 2002/91/EC	



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: 1477926



Blandford/DJP/June 2026



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