



Tirol

West Street, Winterborne Stickland, Blandford Forum, Dorset

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Winterborne Stickland

Blandford Forum

Dorset

DT11 0NT

A versatile chalet bungalow with a generous and well tended rear garden which has elevated countryside views. Situated in a quiet village but only a short drive to Blandford.



- Generous rear garden
- Enjoying elevated countryside views
 - Quiet village location
- Spacious & versatile bedrooms & study
 - Feature sitting dining room
 - Bathroom & ensuite



Guide Price **£525,000**

Freehold

Blandford Forum Sales
01258 452670

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ACCOMMODATION

Tirol is situated in a sought after village location but only a short drive to Blandford and its range of amenities. The property enjoys a generous plot with elevated countryside views. The heart of the home is the feature dual aspect sitting dining room which includes a statement brick fireplace set with a wood burner as a focal point to the seating area. The dining area is situated to the rear with French doors opening on to the beautiful rear garden. The kitchen comprises of a range of wooden wall and base units set with a stone counter top and includes a double oven, sink and hob together with space for white goods. A utility room adjoins the kitchen with built in storage and access to the rear garden. The ground floor comprises of a large double bedroom situated to the rear overlooking the garden which includes a sitting area and a range of built in wardrobes. A further double bedroom is situated to the front together with bedroom 5 but is currently arranged as an office. Completing the ground floor is a modern bathroom comprising of a P shaped bath with overhead shower, basin and w.c.

Rising to the first floor is the main bedroom which is a generous size that includes a range of built in wardrobes and a fully tiled ensuite comprising of a bath, separate shower cubicle, basin and w.c. A further generous double bedroom with eaves storage is situated on this floor.

OUTSIDE

The property is approached by a stone driveway with parking for several vehicles and access to the garage. Steps lead to the front door with the front garden laid to lawn, bound by a retaining wall. The landscaped rear garden is a particular feature and is ideal for a keen gardener and totals just over a third of an acre. Predominantly laid to lawn with charming stepping stones leading to a wonderful decking area which includes a summer house and gazebo, which is ideal for outside dining. There is also a kitchen garden for growing fruit and vegetables, which includes two greenhouses, and a shed. The garden continues with paths leading to a raised area and a stone bench to sit and admire the garden and beautiful surrounding countryside.

SITUATION

Winterborne Stickland is located just under 5 miles from the Georgian town of Blandford Forum and offers a range of amenities including a popular village pub, a Pre-School, St. Mary's Church and a village hall which holds a number of regular events and classes such as yoga, pilates, table tennis and bowls. There is a bus service to Blandford Forum (5 miles) and Dorchester (14 miles). Blandford Forum and Dorchester both offer a range of shopping, commercial and leisure facilities together with a number of boutique shops and cafes. There is a mainline station to London Waterloo from Dorchester as well as Gillingham or

Poole (approximately 17 miles). The coast can be reached within a 35 minute drive (approx.).

DIRECTIONS

what3words///reporter.desktop.engraving

SERVICES

Mains electricity and water. Private septic tank drainage. Oil fired heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

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>

Photographs – June 2026 © Symonds & Sampson



West Street, Winterborne Stickland, Blandford Forum

Approximate Area = 1838 sq ft / 170.7 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Garage = 239 sq ft / 22.2 sq m

Outbuilding = 135 sq ft / 12.5 sq m

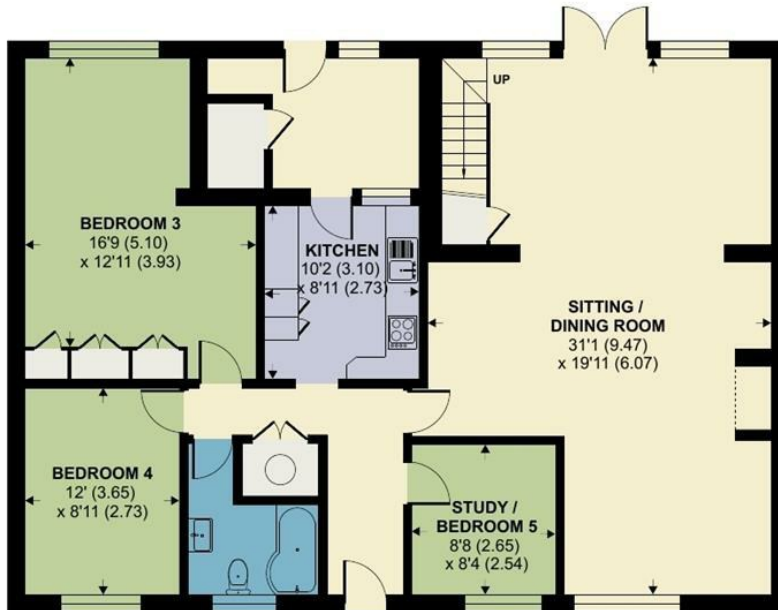
Total = 2253 sq ft / 209.2 sq m

For identification only - Not to scale

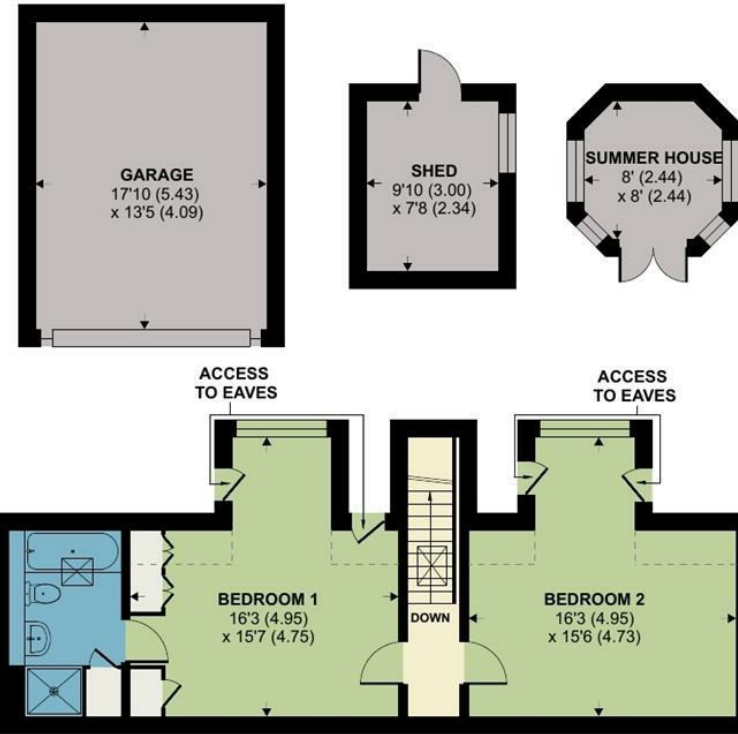
| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient). | | | |
| A | B | C | D |
| E | F | G | |
| Energy efficiency of this building is C | | 60 | 83 |
| Energy efficiency of this building is C | | | |
| England & Wales EPC Directive 2002/91/EC | | | |



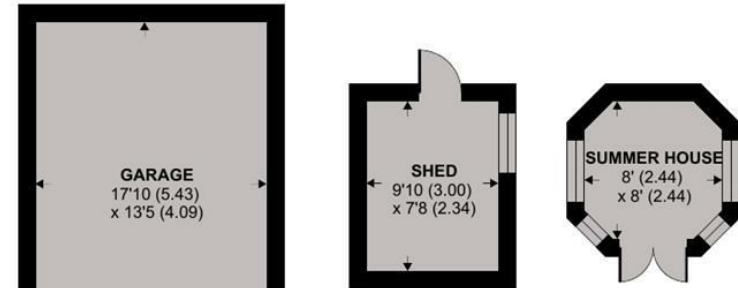
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1478374



Blandford/DJP/June 2026



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