



2 Milton End, Winterborne Whitechurch, Blandford Forum, Dorset

2 Milton End
Winterborne Whitechurch
Blandford Forum
Dorset
DT11 0AN



- Extended & well presented brick & flint residence
 - A wealth of character features
 - Modern kitchen
 - Four good sized bedrooms
 - Courtyard garden
 - Garage & off road parking

Offers In Excess Of **£500,000**
Freehold

Blandford Forum Sales
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ACCOMMODATION

A charming home seamlessly blending character features with modern fittings. Upon entry there is a large entrance hall that includes built in storage cupboards. The front sitting room is a characterful room with a feature inglenook fireplace and wood burner as a focal point, and feature exposed brickwork. The heart of the home is the light and bright kitchen breakfast room, which benefits from a part vaulted ceiling with Velux windows. The kitchen comprises of a range of wall units set with a stone counter top and an island for informal dining. The room includes exposed stone work, a Range Master cooker (not used for cooking) and is laid with tiled flooring. The room benefits from a traditional larder with shelving, this storage area could be converted into a cloakroom (subject to need & any regulations). Completing the ground floor is a large triple aspect sitting dining room, which is an excellent entertaining room, with a feature wood burner as a focal point to the seating area, together with French doors leading to the courtyard garden.

The main dual aspect bedroom is good size room and includes an ensuite comprising of a bath, separate shower, basin and w.c. The second bedroom is a good size double and provides hatch access to a good size loft with a Velux window. The third bedroom is currently arranged as a

child's bedroom but would accommodate a double bed and the fourth bedroom is currently arranged as a dressing room but could be arranged as a small double. Completing the accommodation is a shower room.

OUTSIDE

The property is approached through a five bar wooden gate leading to a brick paved driveway providing parking for two vehicles and access to the generous garage and wood store, the garage could be used as a workshop or home office. A pedestrian gate leads to a brick paved path finishing at the front door. The front garden is arranged in two sections both laid to lawn with an area comprising of colourful and well stuck raised flower beds. The rear courtyard garden is laid with paving and is bound by raised beds and a covered section that houses an outdoor BBQ making an ideal setting for outside dining.

SITUATION

Winterborne Whitechurch forms part of the Winterborne Valley with an historic church, along with East farm shop and tea rooms, primary school and village hall with regular community events. The northern part of the village parish is within the Dorset Area of Outstanding Natural Beauty. The village is located between the county town of Dorchester, with its mainline railway station (London

Waterloo), famous weekly market and reputable schools, and Blandford Forum, with its boutique-style shops, tea rooms and riverside walks.

DIRECTIONS

what3words:///increased.allergy.verge

SERVICES

Mains electricity and water. Septic tank drainage. Gas central heating. Private EV charging point

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>

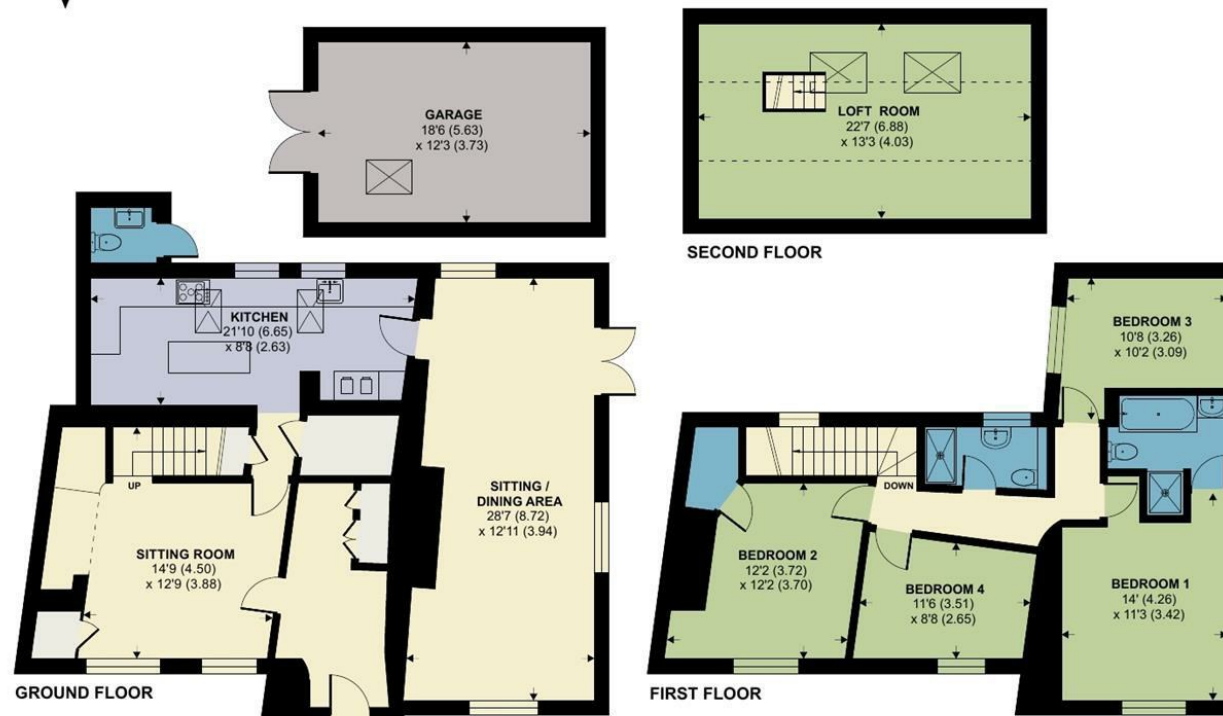
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
100-120 kWh/m ² /year	A		
80-100 kWh/m ² /year	B		
60-80 kWh/m ² /year	C		
40-60 kWh/m ² /year	D		
20-40 kWh/m ² /year	E		
10-20 kWh/m ² /year	F		
0-10 kWh/m ² /year	G		
Very energy inefficient - highest running costs			
England & Wales		81	55
EU Directive 2002/91/EC			

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Approximate Area = 1841 sq ft / 171 sq m
 Limited Use Area(s) = 175 sq ft / 16.2 sq m
 Garage = 226 sq ft / 20.9 sq m
 Outbuilding = 17 sq ft / 1.5 sq m
 Total = 2259 sq ft / 209.6 sq m



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: 1473478



Blandford/DJP/June 2026



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