



MILTON LAKE

POND HEAD, MILTON ABBAS, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

**MILTON LAKE
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AN IMPRESSIVE EDGE OF VILLAGE HOME WITH
A WONDERFUL GARDEN AND VIEWS OVER THE
LAKE AND WOODS TOWARDS MILTON ABBEY



DISTANCES

Blandford 8 miles

Dorchester 11 miles

Poole 18 miles (station)

Sherborne 18 miles

(all distances are approximate)

KEY FEATURES

- Elevated edge of village setting
- Comfortable layout on one level (circa 1,700 sq ft)
- Large sitting room (20' x 15') with open fire
- Refitted kitchen adjoining dining room
- Striking garden room with views
- 4 Bedrooms (Bed 4 / Study)
- 2 Bath/shower rooms (incl. 1 ensuite)
- Integral garaging, workshop and secure storage
- Lovely woodland garden
- In all about 1.79 acres (0.73 hectares)

DESCRIPTION

In an exceptional location on the edge of one of Dorset's most admired villages, Milton Lake is an impressive, detached home built in the 1960's above the lake at Milton Abbas. It has been home to our client since the late 1990's and in that time it has been exceptionally well maintained and cleverly extended. At around 1,700 sq/ft, with a lovely outlook on all sides, the accommodation comprises a generous reception hall which leads to a large sitting room with open fireplace and bay window, a striking contemporary garden room and a dining room opening into the recently refitted kitchen/breakfast room which also has a separate utility area and hidden access down to the garage. On the other side of the hall there are four generous bedrooms, one of which is currently a study/office, and two smart modern bath/shower rooms including one ensuite. Immaculately presented with hardwood and ceramic floors through the reception hall and living areas the property also benefits from double glazing and efficient oil-fired heating, and for those interested, there

is great potential to enlarge the property into the unused roof space (subject to planning). All together Milton Lake is a comfortable and attractive home and garden on the edge of an iconic and very popular village.

OUTSIDE

Elevated above the lane and surrounding the property on all sides, the garden and grounds are a striking feature that have been cleverly laid out and landscaped to make the best of the slope. There are shrub borders and level areas immediately adjacent to the house with paths leading off to a woodland glade awash with snowdrops, bluebells and wild garlic and a west facing bank from the top of which you can sit and enjoy the view. Off the lane a wide tarmac drive leads up to a generous parking area in front of the integral oversized double garage, workshop and secure garden store.

SITUATION

Milton Lake enjoys a fabulous setting on the edge of Milton Abbas, a stone's throw from Milton Abbey and surrounded by some of the most picturesque countryside in the south of England. The walking, cycling and riding all around the village is exceptional and if you go slightly further afield you can be sailing or enjoying water sports in Poole harbour, walking on Studland beach and along Dorset's renowned Jurassic coastline or exploring the Wareham Forest. The iconic village with its much photographed Capability Brown landscape and thatched cob cottages has a pub (The Hambro Arms), farm shop and award winning doctor's surgery. Just down the valley there's a pub and shop in Milborne St Andrew and over the hill in Ansty there's another pub (The Fox), farm shop and post office. More extensive amenities are only 20 minutes away in Dorchester, the county town famed for its links with Thomas Hardy and the Tolpuddle Martyrs where there's a busy shopping area, restaurants and bars around the High Street and Brewery Square, a newly refurbished Dorset Museum and Art Gallery, Tesco and two Waitrose stores (one in Poundbury). Blandford, known for its fine Georgian church and market square, is slightly closer and has an M&S Food Hall, Tesco and Lidl superstores, and beyond that it is only a short drive to the retail parks on the edge of Poole. Poole is the nearest train station (London Waterloo around 2 hours), Bournemouth and Southampton airports are within easy reach and the nearby A31 provides for an easy commute to the business centers of Ferndown, Poole and Bournemouth, on to Southampton and Portsmouth via the M27 and London on the M3. This part of Dorset has also become popular due to the number of top independent schools; Milton Abbey and Bryanston are on the doorstep. Canford, Clayesmore and Sherborne are also nearby.



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TOTAL APPROX. FLOOR AREA = 2450 SQ FT / 227.6 SQ M

PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains electricity, water and drainage. Oil fired heating and hot water.

Broadband and Mobile: Good broadband (FFTC) and moderate mobile coverage.

For more information on both go to: www.ofcom.org.uk

Covenants and Easements: Please seek specific advice from a solicitor.

EPC: Current Band D (potentially Band C)

Local Authorities: Dorset Council. 01305 221000 / www.dorsetcouncil.gov.uk

Council Tax: Tax Band F. Charge for the year 2026/27 £3,905.32

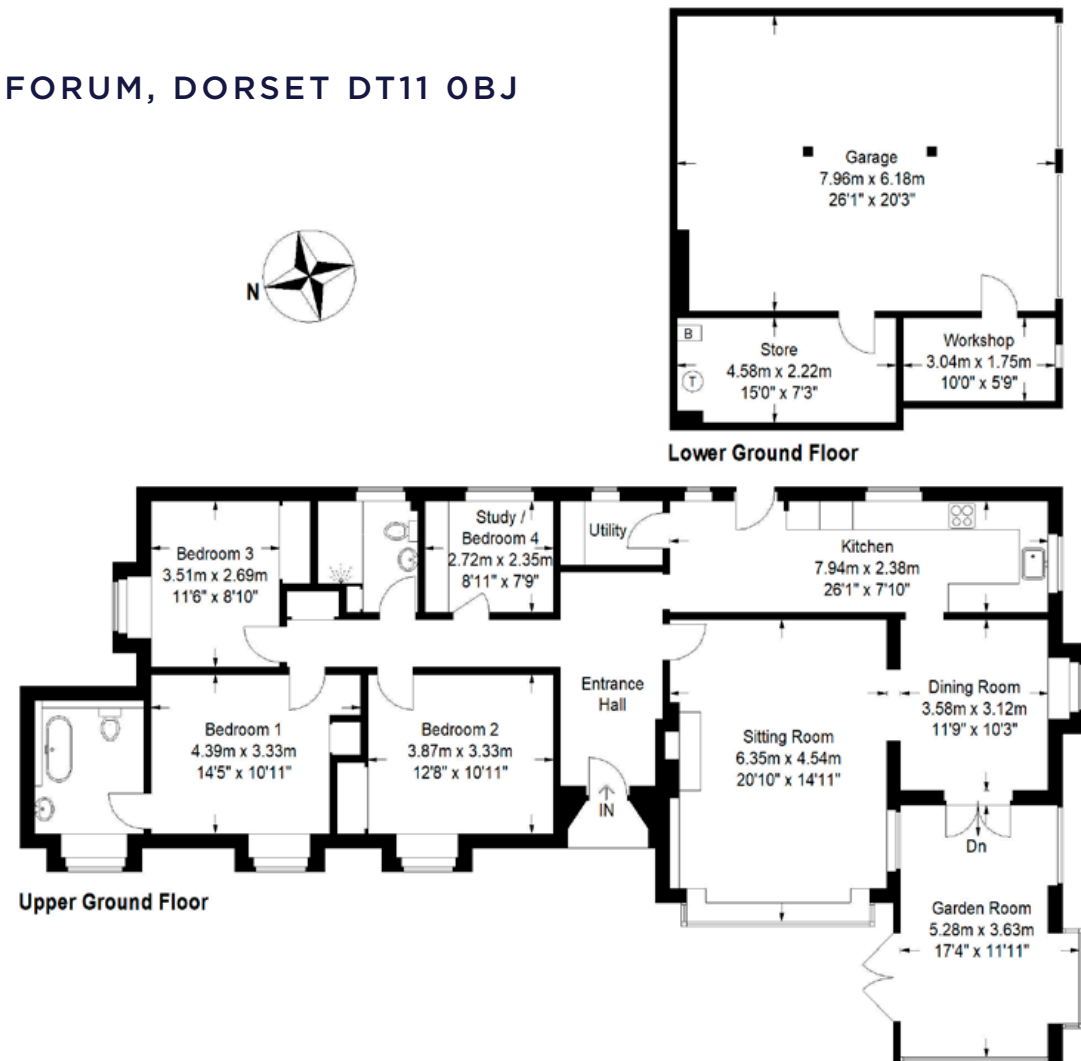
Viewing: Strictly by appointment with the agents: Jackson-Stops,
Blandford Forum 01258 423 002

DIRECTIONS

For Satnav use DT11 0BJ and

What3words/// distilled.ghosts.careful

Otherwise, leave Blandford on the A354 towards Dorchester and on reaching Milborne St Andrew take the right turn to Milton Abbas. Follow the lane up the valley and as you approach the village you will go over the dam and pass a row of old cart sheds on your right. The drive to Milton Lake will come up immediately on your right and you will see the corner of the house above the lane. If you find yourself on the village street, you've gone slightly too far.



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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