



THE COTTAGE

WINTERBORNE STICKLAND, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

THE COTTAGE
QUARLESTON FARM, WINTERBORNE STICKLAND, BLANDFORD
FORUM, DORSET

A PICTURESQUE AND PRACTICAL MODERN
COTTAGE IN A DESIRABLE LOCATION ON THE
EDGE OF THE VILLAGE



DISTANCES

BLANDFORD 4.5 MILES

DORCHESTER 14.5 MILES

SHERBORNE 18.5 MILES

POOLE (STATION) 20 MILES

(ALL DISTANCES ARE APPROXIMATE)

KEY FEATURES

- Quiet edge of village setting
- Beautifully improved and maintained
- Well organised accommodation (over 2,000 sq/ft)
- Triple aspect sitting room with inglenook
- Two further reception areas
- Kitchen/breakfast room and separate utility room
- 3 Double bedrooms and 3 bath/shower rooms
- Delightful mature garden
- Double garage and parking

DESCRIPTION

A quiet and private location on the edge of the village is a perfect setting for this unique courtyard development built in the mid 1990's in the style of a traditional farmyard. At the entrance to the courtyard, The Cottage is a picturesque white painted part thatched linked detached property that cleverly combines period character with thoroughly practical light and spacious modern living, and despite its olde world appearance the cottage is double glazed, has cavity walls, high levels of insulation and an eco friendly air source heat pump heating system. Immaculately maintained and presented the accommodation extends to just over 2,000 sq ft and comprises a large welcoming hall opening to a triple aspect sitting room with inglenook fireplace on one side and on the other side a recently refitted kitchen/breakfast room and dining area, and beyond that a separate utility room and a study and/or second sitting room. Upstairs there are three generous double bedrooms with plenty of storage and three bath/

shower rooms (two ensuite). The thatched part of the roof (about 60%) was totally renewed in 2019 reducing the need for any immediate maintenance and this along with the double glazing, insulation and super efficient heating all go to make The Cottage an easy and economical property to manage, ideal as a family home or a discreet lock up and leave home for those who travel a lot or live abroad for part of the year.

OUTSIDE

Turning in off the lane and entering the courtyard the cottage will be immediately on your right behind a low box hedge and a pretty mature garden. Behind the property there are attractive formal gardens with a large sunny terrace off which steps lead up through mature colourful borders to a level patio. Like the house, the gardens are beautifully maintained, provide a wonderful display throughout the year and being west facing get the benefit of all the afternoon sun. Beyond the terrace off to one side there is a detached double garage with an up and over electric door.

SITUATION

Winterborne Stickland is a popular village located in one of the pretty valleys to the west of Blandford Forum a stone's throw from Bulbarrow and Milton Abbey in a National Landscape Area (was an AONB). The village has a thriving community with a pub, sports club, nursery school and busy village hall, and over the hill in Milton Abbas there is another pub, a farm shop and café, and award winning doctor's surgery. For a wider range of shops and services it is only a short drive into Blandford with its historic Georgian market square, M&S Food Hall, Tesco and Lidl superstores, and beyond that it takes about ½ hour to reach the county town of Dorchester, Poole on the coast and Sherborne. Easy access onto the A31 makes commuting to Poole, Ferndown and Bournemouth very straight forward and a quick link to the M27 takes you further afield to Southampton and Portsmouth, and up to London via the M3. There are lots of good opportunities for sport and recreation nearby with lovely walking, riding and cycling around the village, plenty of sports clubs and for water sports and sailing, Poole Harbour, Studland Bay and Dorset's renowned Jurassic Coastline are within 45 minutes' drive to the south. This part of Dorset has also become well known for its excellent choice of schools with a popular primary school in Winterborne Whitechurch, secondary schools in Blandford and Dorchester, and a wide selection of independent schools nearby including Milton Abbey, Bryanston, Sherborne, Canford and Clayesmore as well as Hanford, Sandroyd, Castle Court and Dumpton prep schools.



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TOTAL APPROX. FLOOR AREA TOTAL = 231.0 SQ M / 2486 SQ FT (OF WHICH 8.3 SQ M / 89 SQ FT IS REDUCED HEADROOM)

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Private drainage (shared treatment plant). Heating and hot water provided by an electric air source heat pump.

Management Company: A limited company (owned by the residents) exists to manage the shared access, courtyard and sewage treatment plant. The annual charge currently stands at about £1,400 per annum.

Broadband and Mobile: Good broadband (Wessex Internet FTTC) and reasonable mobile coverage. For more information on both go to www.ofcom.org.uk

Covenants and Easements: Simple covenants effect alterations and disallow parking of caravans and motorhomes at the property. Please seek specific advice from a solicitor.

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

Council Tax: Tax Band F. Current charge for the year 2026/27 - £3,903.14

EPC: Band C

DIRECTIONS

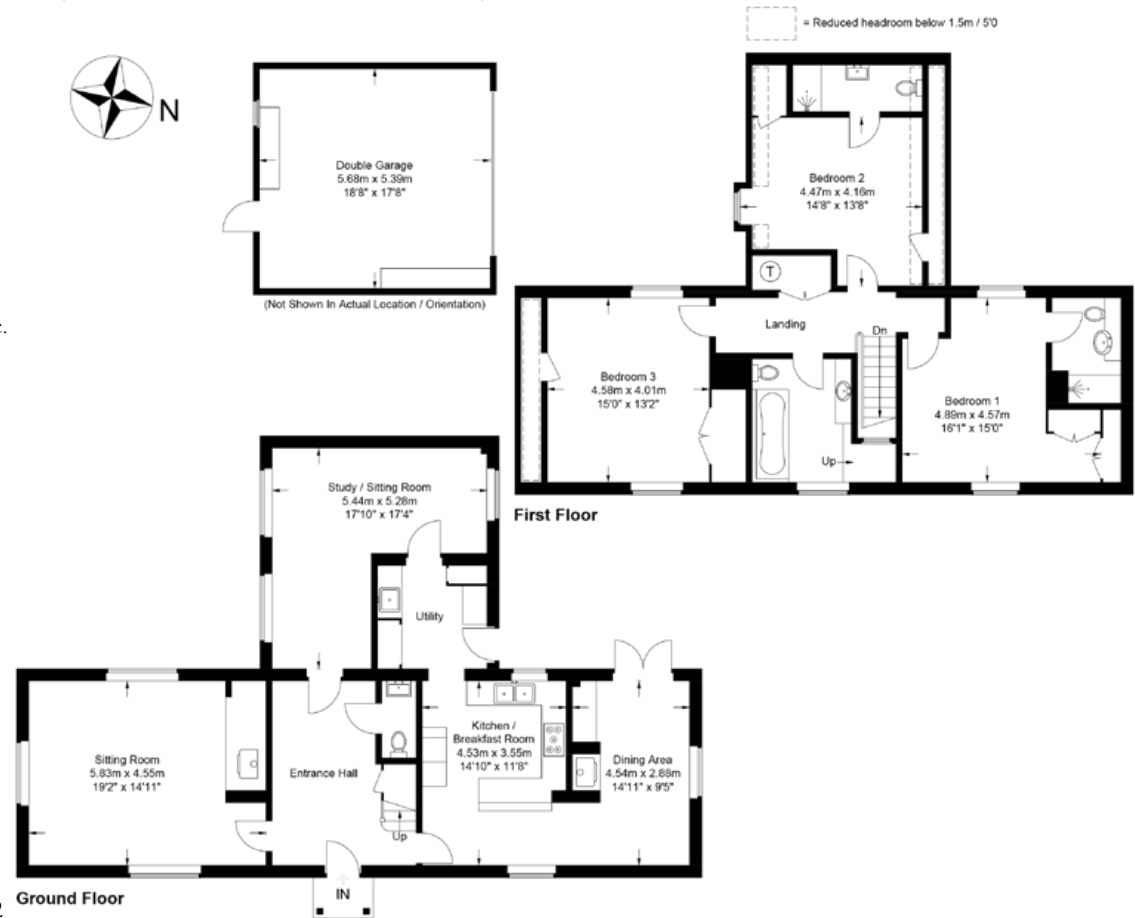
For Satnav use DT11 0NP and What3words [sparkles.carpeted.theme](https://www.what3words.com/)

Leave Blandford going over the river bridge and the mini roundabout at the entrance to Bryanston School, and after 200 yards take the 2nd right turn to Winterborne Stickland. As you enter the village bear left and drive through the village passing the pub (The Crown) on the left. As you leave the village there is a row of modern houses and bungalows on the left and open fields on the right, the entrance to Quarleston Farm is on the right at the end of the field. Turn into the drive and the 2nd entrance takes you to the front of The Cottage on your right.

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

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.



BLANDFORD FORUM

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