

3 The Woodpecker

High Street, Spetisbury, Blandford Forum, Dorset

3 The Woodpecker

High Street
Spetisbury
Blandford Forum
Dorset
DT11 9DJ

A beautifully converted two-bedroom home situated in a desirable village location with open plan living and ample off road parking.

2 1 1

- Beautifully & tastefully converted former public house
- Desirable village location
- Open plan living
- Underflooring heating on the ground floor
- Bathroom with amera luxury Spanish sanitary ware
- Off road parking for three cars
- Build Zone Warranty 7 years remaining

Guide Price £270,000

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk







ACCOMMODATION

Upon entry to the property is a spacious hallway with stairs rising to the first floor. The heart of the home is the generous open plan kitchen/sitting room. The kitchen area comprises of a range of modern wall and base units set with a white stone effect counter top. Included is a stainless steel sink, dishwasher, induction hob, oven and fridge freezer. The dining area has double French doors flowing seamlessly to the patio and garden. The room is laid to wood effect hard flooring. The sitting area is situated to the front of the property featuring characterful windows flooding the room with light. Completing the ground floor accommodation is a cloak room comprising of a white suite of w.c. and basin.

Rising to the first floor, the master bedroom overlooks the front and easily accommodates a king size bed and other pieces of freestanding furniture. The second bedroom is a small double situated to the rear. The family bathroom is fully tiled with natural stone tiling, comprising of a white suite of bath with over head rainfall shower, basin, w.c. and heated towel rail.

OUTSIDE

The property is accessed via a path leading to the front door. The front garden is laid to lawn bound by a picket fence. The enclosed sunny rear garden enjoys a lawn and a raised patio adjoins the home perfect for alfresco dining. Timber steps lead to a path which provides rear access to the shared gravel driveway. The drive has been recently extended by the current owners and accommodates parking for three vehicles.

SITUATION

Spetisbury village is situated on the banks of the River Stour, 3 miles from Blandford, 10 miles from Poole and Wimborne 7 miles. Local amenities include Parish Church and Primary School. Sporting facilities are varied with Golf at the Ashley Wood Golf Course, racing at Salisbury and sailing at Poole. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, bank, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

DIRECTIONS

what3words///starter.reconnect.doubts

SERVICES

Mains gas, electric, water and drainage. Ground floor underfloor heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C
Tel: 01305 211 970
EPC- C
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 – July 2026 © Symonds & Sampson







High Street, Spetisbury

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not to scale



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: 1488462

Blandford/RB/July 2026
Revised August 2026
Revised October 2026
Revised November 2026

01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH

Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.
All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.