







## Property Description

Orchard Street has a range of attractive period cottages built in the first half of the 19th century and on the site of a former orchard from where Orchard Street was named and the gardens between The Close and Salisbury Street. In the 1901 Census the house was occupied by Mr & Mrs Knight and their 10 Children, Mr Knight was a local boot maker and demonstrates the clear versatility of the property and deceptive space !.

The property is a very well presented period house over four floors and central to the delightful market town of Blandford Forum. The property consists of kitchen/dining room, lounge, family bathroom, study, three bedrooms, en suite and a cellar room further benefits include a secluded garden with decked area and gated rear access.

### Lounge

13' 2" x 9' ( 4.01m x 2.74m )

Wooden flooring with front aspect double glaze window, brick feature fireplace with log burner and mantle, exposed beams, TV and telephone point and door to kitchen.

### Kitchen/Breakfast Room

12' 7" x 10' ( 3.84m x 3.05m )

Range of wall and base units with part tiled walls, original stone flooring, rear aspect double glazed window and stable style door to rear garden, stainless steel sink with mixer tap and drainer, 4 ring electric hob with extractor fan and hood over, electric oven, space for fridge and washing machine.

### First Floor

#### Bedroom One

14' 4" x 9' 1" ( 4.37m x 2.77m )

#### Study

6' 9" x 5' 3" ( 2.06m x 1.60m )

Wooden flooring with rear aspect double glazed window.

## **Bathroom**

7' 9" x 6' 7" ( 2.36m x 2.01m )

Tiled flooring and fully tiled walls, low level WC, hand wash basin with mixer tap, panel bath with shower over and glass curved shower screen and frosted rear aspect double glazed window.

## **Second Floor**

### **Bedroom Two**

13' 1" max x 9' 7" ( 3.99m max x 2.92m )

Wooden flooring with rear aspect double glazed window and door to en suite.

### **En Suite**

6' 2" x 4' 10" ( 1.88m x 1.47m )

Tiled floor and part tiled walls, low level WC, hand wash basin with mixer tap and vanity unit under, tiled shower cubical with glass shower screen.

### **Bedroom Three**

14' 2" x 9' 6" ( 4.32m x 2.90m )

Wooden flooring with front aspect double glazed window.

## **Cellar/Games Room**

9' 6" x 6' 9" ( 2.90m x 2.06m )

Wooden effect flooring with stairs to first floor.

## **Rear Garden**

Mainly laid to lawn with part patio, mature bushes and rear gated access.



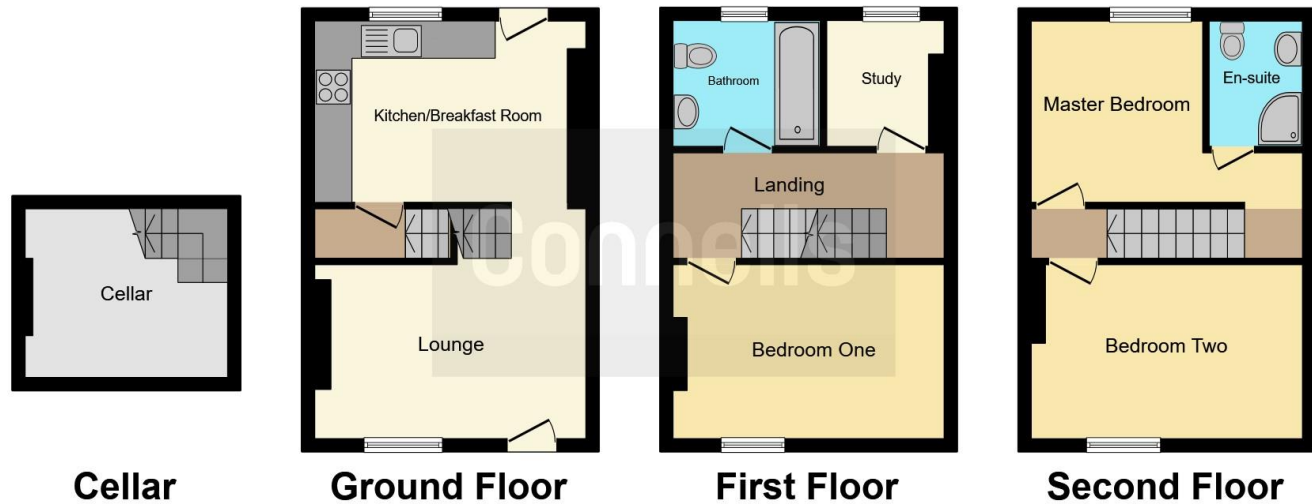












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLF306319](http://connells.co.uk/Property/BLF306319)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLF306319 - 0003