







### 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.



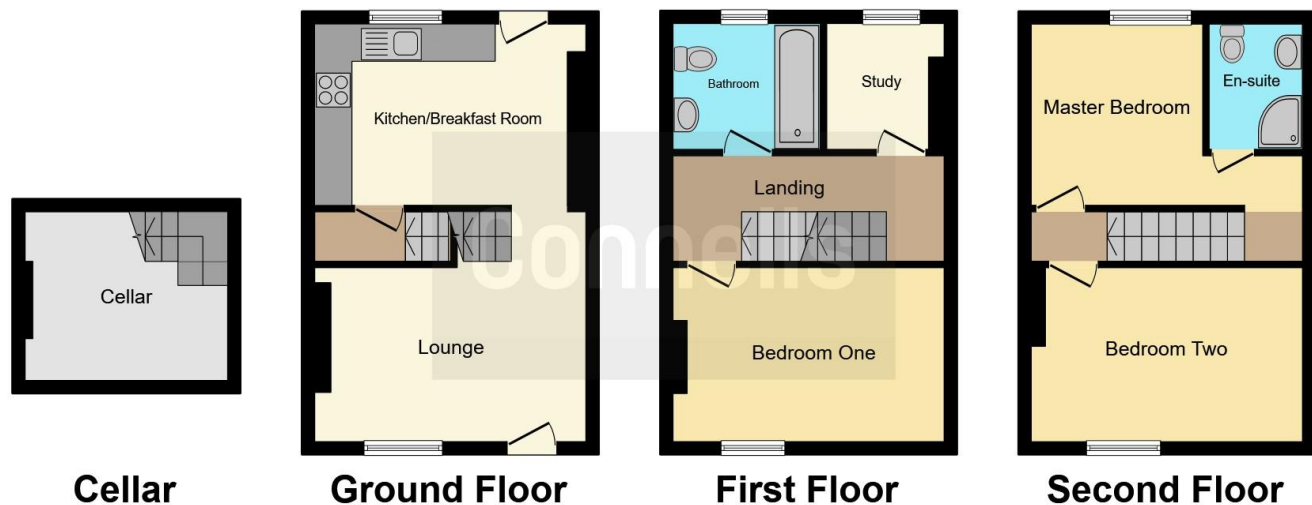












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20 Salisbury Street  
 BLANDFORD FORUM DT11 7AR

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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