



Buttercup Lane, Blandford Forum,

A modern 4 bed detached house located in a cul-de-sac within walking distance of local amenities. Garden, double garage and parking.

Guide Price **£550,000**

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Buttercup Lane, Blandford Forum

Modern house
Versatile accommodation
Cul-de-sac location
Garden
Double garage
Parking
EPC - D
CTB - E

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Blandford office on 01258 452670





The Property

The house is approached over a paved path bordered by shrubs. The entrance hall has wooden flooring which continues into the study, downstairs cloakroom, kitchen and utility room. The spacious sitting room has a false fireplace and French doors giving access to the rear garden. The dining room has a false fireplace and overlooks the front garden. The kitchen is located to the rear of the property with views over the rear garden and has a shaker style kitchen with wood effect work tops, stainless steel sink, gas hob and cooker, space and plumbing for a dishwasher and a large storage cupboard. A door leads to the utility room with shaker style floor units, sink and space and plumbing for white goods and a rear door giving access to the rear garden. The study/home office has a floor to ceiling window overlooking the front of the property and a cloakroom completes the ground floor accommodation.

On the first floor is the master bedroom, overlooking the rear garden and is accessed via the dressing area and has an ensuite shower room with Marley flooring. Bedrooms 2 and 3 are good sized double rooms both overlooking the front of

the property. Bedroom 4 is a good sized single with views overlooking the garden and a family bathroom and airing cupboard.

Outside

The property is approached over a brick paved area with a shrub border and access to the double garage with electricity and up and over doors and pedestrian door to the rear garden and there is parking for 2 cars in front. The rear garden can be accessed via a pedestrian gate or double gates from the side road. The rear garden is predominately lawn with a silver birch tree, shrubs and flower borders and a pagoda. A paved patio area is accessed from the sitting room via French doors and from the utility door. The boundary is wooden fencing.

Situation

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, 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. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

Directions

From our office in Blandford take the right-hand lane on Salisbury Street. Go across the traffic lights and continue along Salisbury Road and straight over the next set of traffic lights. Take the right hand turning in to Larksmead and Buttercup Lane is the first turning on the left-hand side and the property will be found on the righthand side.

Services

Mains electricity, gas, water and drainage.
Gas central heating system.

Tenure

Freehold

Council Tax Band: E

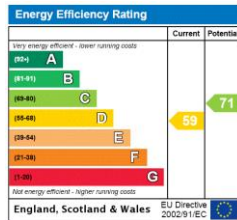
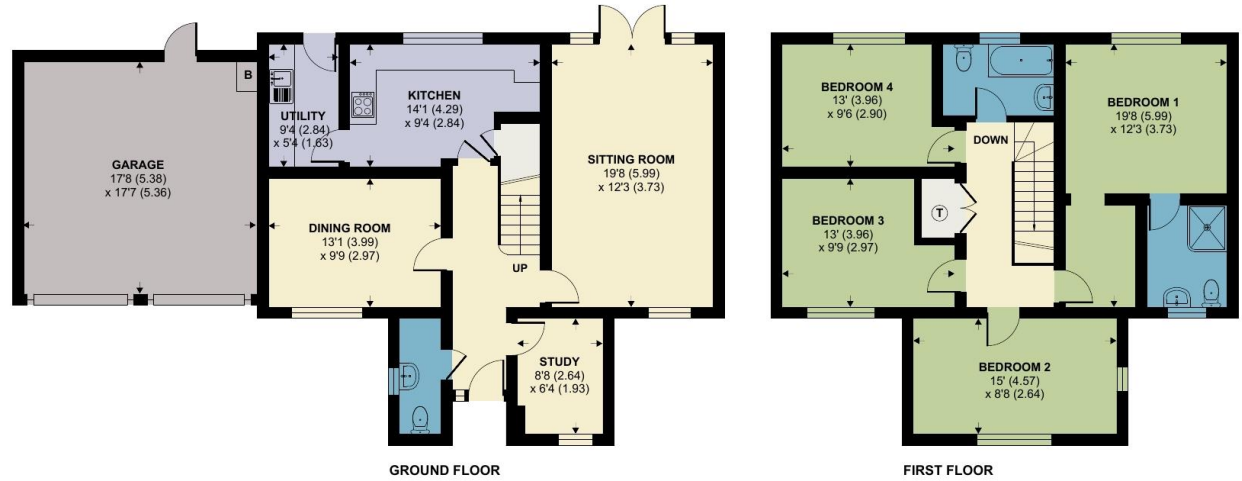
EPC: D

DP January 2023 revised April 2023

Buttercup Lane, Blandford Forum, Dorset

Approximate Area = 1928 sq ft / 179 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 936786



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