

Symonds  
& Sampson



# Rya Cottage

Bournemouth Road, Charlton Marshall, Blandford Forum

# Rya Cottage

Bournemouth Road

Charlton Marshall

Blandford Forum DT11 9FJ

A good sized three-bedroom home constructed of traditional brick and flint materials in the convenient village of Charlton Marshall offered to the market with no onward chain.



- No onward chain
- Car port & parking
- Sunny rear garden
- Patio with awning
- Modern kitchen
- Village location

Guide Price £300,000

Freehold

Blandford Forum Sales  
01258 452670

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## ACCOMMODATION

A good sized home constructed of traditional brick and flint materials in the convenient village of Charlton Marshall offering good road links to Blandford Forum and Wimborne.

Upon entry to the property there is a good sized hallway with stairs rising and a cloakroom. The kitchen is situated to the front of the property comprising of white gloss finish wall and base units, set with a counter top. Included is a one and a half ceramic sink and drainer, electric double oven, gas hob, with space for an American fridge freezer, washing machine, tumble dryer and dishwasher. French doors lead to the generous sitting dining room, which is the full width of the house with an electric fire place and surround as focal point. The room enjoys a light aspect with French doors leading to the rear garden. The room is currently arranged with a dining suite and sofas.

Rising to the first floor, the master bedroom is a good sized room arranged with a double bed and freestanding furniture. The second bedroom is arranged with a double bed and the third bedroom is a small double room. The family bathroom comprises of a white suite of bath with overhead shower, basin and W.C. The room is part tiled with hard flooring.

## OUTSIDE

The rear garden enjoys sunny aspect, bound by a brick wall and fencing with a side gate providing access to the car port which includes individual loft storage with parking for one car and a further parking space in front. The garden is predominantly laid to lawn with a patio adjoining the property for outside dining with an awning overhead to provide shade.

## SITUATION

Charlton Marshall is a village set some 2 miles from the market town of Blandford. There are local facilities including a public house, village hall and parish church. Blandford Forum is an interesting Georgian market town with a range of shopping, commercial and sporting facilities. The larger towns of Poole (11 miles approx.) and Bournemouth (17 miles approx.) offer a wide range of facilities as well as mainline railway stations to London Waterloo. There is a bus service from Charlton Marshall to both of these centres. The coast can be reached within a thirty minute drive (approx.). There is an excellent range of education within the area to include Bryanston School and The Blandford School. Primary education can be found within Blandford Forum.

## DIRECTIONS

From the market place in Blandford, drive along West Street to the mini roundabout and take the first exit left onto the Bournemouth Road. Continue straight at the next two roundabouts on to the A350 and continue for 1.4 miles, just after the Charlton Inn turn right into Greenfield Road. The parking area for the property is the first entrance on the left.

## SERVICES

Mains electric, gas, water and drainage.

Council tax band - D

EPC - C

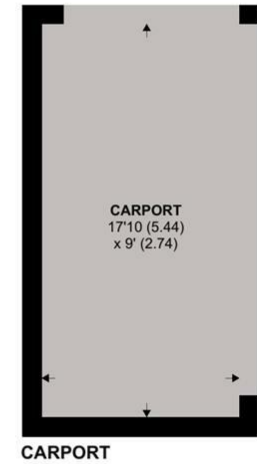
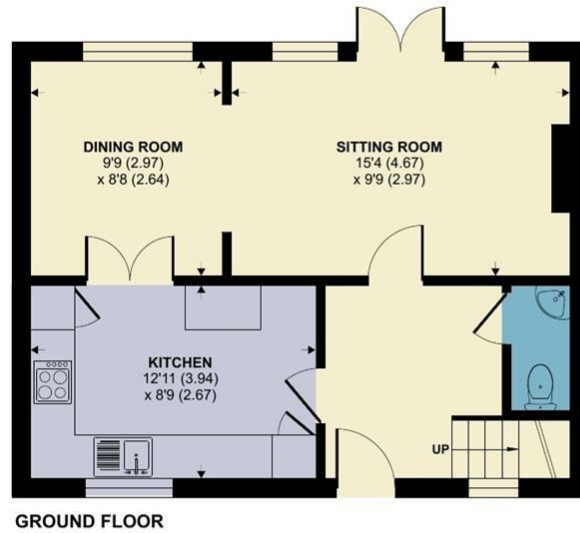
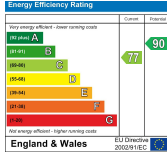
Private parking - £10 per month



# Bournemouth Road, Charlton Marshall, Blandford Forum

Approximate Area = 924 sq ft / 85.8 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Symonds & Sampson. REF: 1048058



Blandford/DJP/Revised March 2025



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