



## 14, The Close, Blandford Forum, Dorset

Elegant 4 bedroom Victorian town house in the heart of Blandford with a private rear garden and off road parking.

Guide Price

**£465,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 14, The Close Blandford Forum Dorset, DT11 7HA

- Elegant Victorian town house in the centre of Blandford
  - Off road parking
    - Cellar
  - 3 Double bedrooms and a study/4th bedroom
    - South facing private rear garden
  - Large kitchen with underfloor heating
    - Original character features
      - Gas central heating
      - CTB D- Dorset Council

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670





#### The Property

Elegant 4 bedroom Victorian town house in the heart of Blandford with a private rear garden and off road parking.

14 The Close offers particularly spacious accommodation with all three floors benefitting from an abundance of natural light. Many of the original features have been preserved and enhanced including the high ceilings with cornicing, picture rails, panelled doors and fireplaces.

As you enter the property, attractive blue and white floor tiles run the length of the hallway. The door to the cellar is on the left before the kitchen. The cellar provides additional storage or could be arranged as a workshop. Continuing from the hallway will bring you to the large and extremely light kitchen. This room is well fitted with a comprehensive range of cupboards and drawers beneath granite work surfaces. There is a built-in double oven, hob, Belfast sink and space for a dishwasher. The back door leads out to an outside sitting area and steps take you down to the garden.

The sitting room is a generous size and has a bay window at the front and a wood burning stove fitted into the striking marble fireplace. The room opens into the dining room which overlooks the garden at the back. Attractive solid wood floorboards continue from the sitting room to the dining room.

On the first floor there are two double bedrooms which share a family bathroom equipped with w/c, two sinks and a separate walk-in shower and bath. The airing cupboard can be found in the bathroom. On the second floor are two further bedrooms as well as a shower room.

#### Outside

Outside at the front of the house is a low wall and mature boundary hedge. To the left is the parking access with brick pillars to mark the entrance. The private rear garden is south facing and accessed via the kitchen. Partly walled and with a variety of climbing shrubs it is mainly paved with a section of lawn, the borders and pots contain a variety of shrubs and flowers. An alternative access to the parking spaces is via gate at the end of the garden.

#### Services

The property is heated by Gas Central Heating and there is underfloor heating in the kitchen.

#### 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, Claysmore, 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.

# The Close, Blandford Forum

Approximate Area = 1866 sq ft / 173.4 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 80        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Symonds & Sampson. REF: 1028396



Blandford/DP/Revised 19/02/24

**01258 452670**  
 Symonds & Sampson 7 Market Place  
 Blandford  
 Dorset  
 DT11 7AH  
 blandford@symondsandsampson.co.uk

**Symonds & Sampson**  
 ESTABLISHED 1858

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

