



Old Farm Gardens, Blandford Forum, Dorset, DT11 7UU

Situated in a cul de sac location and offered to the market with no forward chain.

Guide Price
£280,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

**Old Farm Gardens,
Blandford Forum,
Dorset,
DT11 7UU**

- No forward chain
- Cul de sac location
 - Garage
 - Parking
- Easy to maintain garden
 - Kitchen
 - Conservatory
- Sitting dining room
 - Three bedrooms
- Bathroom & cloakroom

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A well maintained and extended family home in a cul de sac location offered to the market with no forward chain.

Upon entry to the house there is a hallway leading to all the principal rooms. The heart of the home is the large sitting dining room, (including a sizable under stairs cupboard) with sliding doors to the conservatory, which is rectangular in shape, part brick construction and has heating making the room usable all year round. The kitchen is situated to the front of the property comprising of a range of wooden wall and base units set with a dark stone effect counter top with stainless steel sink, electric hob and oven with space for white goods. Completing the ground floor is the cloakroom comprising of a w.c and basin.

Rising to the first floor, the master bedroom is situated to the rear of the property, a good sized room accommodating a double bed and free standing furniture with a pleasant outlook over the rear garden and distant countryside. The

second bedroom is located to the front of the property and would accommodate a double bed, the third bedroom is a single room or could be used as an office. The family bathroom is fully tiled comprising of a white suite of P shaped bath with overhead shower and screen, basin and w.c.

Outside

The property is approached by a footpath leading to the front door with the front garden laid to gravel with stepping stones leading to the driveway and single garage set with a pitched roof and benefiting from light, power and a side door to the rear garden. A good sized decking area adjoins the conservatory, which is ideal for alfresco dining. The remainder of the garden is laid to gravel with raised beds.

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 the centre of Blandford drive along Salisbury Street to the traffic lights and continue straight over on to Salisbury Road. Turn left into Fairfield Bungalows and continue along the road for a short distance and turn right on to Holland Way. Continue along Holland Way for 0.3 of a mile and turn right into Old Farm Gardens, the property can be found at the end of the cul de sac.

Services

Mains gas, electric, drainage and water.
 Broadband - Ultrafast broadband is available.
 Mobile phone coverage - Network coverage is good both indoors and out.
 (Information from <https://www.ofcom.org.uk>)
 Council tax band C

Old Farm Gardens, Blandford Forum

Approximate Area = 986 sq ft / 91.5 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1148 sq ft / 106.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(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). © nlicom 2024. Produced for Symonds & Sampson. REF: 1080879



Blandford/DP/ 24/6/24

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