



3 The Old Stables, Langton Long, Blandford Forum, DT11 9HR

A characterful and individual home converted from a Georgian stable house with wonderful countryside views and manicured communal grounds.

Guide Price

£530,000

Share of Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

3 The Old Stables, Langton Long, Blandford Forum, Dorset, DT11 9HR

- Parkland setting
- Two miles from the centre of Blandford
 - Views towards the River Stour
 - Modern fittings
 - Character features
 - Generous bedrooms
 - Three bathrooms
- Versatile accommodation
- Double garage & parking
- Ideal downsize or second home

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A beautifully presented and unique home seamlessly blending modern fittings with character features, formerly a Georgian stable block, which was converted into 10 mews homes in the 1980's. The property is approached through the communal octagonal courtyard leading to the front door and entrance hallway. The kitchen comprises of cream wall and base units set with a beautiful wooden counter top with a range of Miele integrated appliances and is currently arranged with a four seater table and chairs, laid with tiled flooring. The sitting room is a spacious room with a brick fireplace and fire with working chimney as a focal point to the room, laid with wooden flooring. The room enjoys a French door with steps leading to a private terrace.

Rising to the first floor the landing enjoys a feature half circle window with views across the manicured parkland to the River Stour. The master bedroom is a large room boasting wonderful views and includes a built in wardrobe. The room is serviced by a fully tiled ensuite comprising of a white suite of shower, basin and w.c. A further bedroom is located on this floor, accommodating a double bed and

includes a built in wardrobe. The family bathroom is fully tiled comprising of a bath with overhead shower, basin and w.c. Rising to the the top floor via a ornate metal spiral staircase there is a further double bedroom with wonderful wooden beams and two velux windows flooding the room with light. This bedroom is serviced by a further fully tiled shower room comprising of a a white suite of shower, basin and w.c. Completing the accommodation on this floor is a mezzanine landing area, which enjoys a vaulted ceiling and could be used as an office area for home working.

Outside

The property is approached by a private gravel driveway with views towards the manicured parkland which surrounds the development. The house enjoys wonderful views of the grounds and the river stour, boasting a private south west facing terrace, which is ideal for outside dining. Included is a larger than average double garage with loft storage, light, and power with a large amount of visitor parking.

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 keeping right and at the traffic lights turn right on to Damory Street. At the traffic lights turn left onto Wimborne Road and

proceed to the roundabout taking the third exit on to A354, continue for 0.3 of a mile and turn left onto Langton Road. Continue for 0.8 of a mile and the development 'The Old Stables' can be found on the right hand side.

Services

Mains electricity and water with private drainage. LPG heating.
 Council tax band E
 Broadband - Ultrafast broadband is available.
 Mobile phone coverage - Network coverage is good both indoors and out.
 (Information from <https://www.ofcom.org.uk>)

Additional Information

999 year lease from 1988
 Share of freehold (10 dwellings)
 Maintenance charge £3,326 per annum paid half yearly in advance.

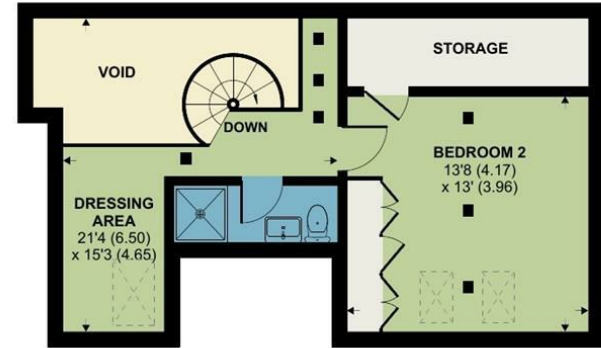
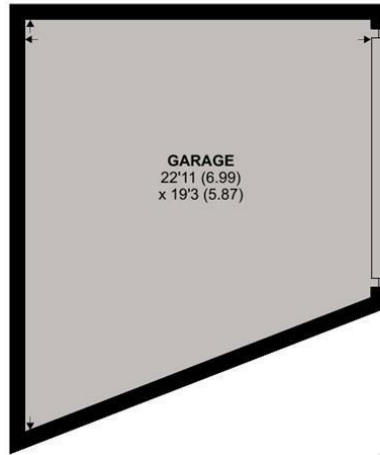
The Old Stables, Langton Long, Blandford Forum

Approximate Area = 1436 sq ft / 133.4 sq m (excludes void)

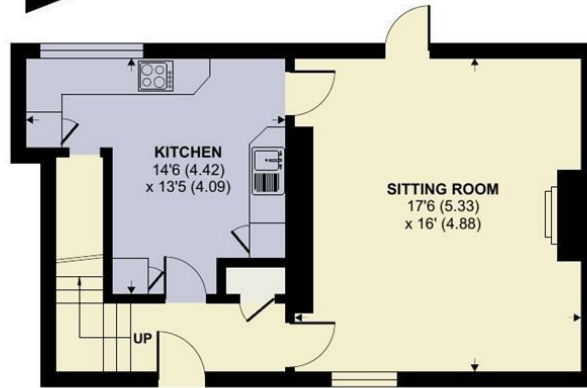
Garage = 372 sq ft / 34.5 sq m

Total = 1808 sq ft / 168 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1088108



Blandford/DP/23rd Feb 24



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

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.

