



Percy Gardens, Blandford Forum

Impressive 4 bedroom detached family home in a central, but quiet, part Blandford that has been recently renovated and offers a double garage and large amounts of parking.

Guide Price
£625,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

Percy Gardens, Blandford Forum, DT11 7PN

- Double garage and very large driveway
- Recently renovated to a high standard
 - Private rear garden
 - Large living accommodation
 - Four double bedrooms
- Central but quiet town location

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





3 Percy gardens is located in a very sought-after part of Blandford, just a short walk away from the town centre but surrounded by greenery and avoids any main road noise. Built in the late 70's, the current vendors are only the second owners of the house and have recently done a full decorative renovation, bringing it up to a high, modern standard.

The accommodation throughout is spacious and well organised. Upon entrance to the house through the porch, the large hallway features a downstairs W/C and doorways to both the living room and kitchen. The particularly large living room has a fireplace with multi fuel stove and a large window that allows for lovely, green views out onto the cul-de-sac. A double doorway leads to the dining room with French doors opening out to the large conservatory, fitted with underfloor heating. Further double doors lead out to the rear garden. The modern kitchen has pleasant views over the rear garden and a separate utility room with side access to the garden.

On the first floor is four double bedrooms, family bathroom

and a large storage cupboard. The master bedroom has an en-suite with bath, W/C and hand basin as well as a walk-in wardrobe. All rooms are spacious with plenty of space for storage.

Outside

The approach to the property is particularly attractive with a large gravel driveway, boarded by lawn. There is parking for up to six cars in front of the double garage. Paths leading to the rear of the property allow for side access on both sides of the house. The current vendors have built a lean-to on the left-hand side as a bike/storage area. The rear garden is laid to lawn with flower/shrub borders and tall fences to create a very private space. The property is set well back from the cul-de-sac and is surrounded by trees and greenery.

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

Heading out of Blandford on Bournemouth road, take the first exit at Badger roundabout along the A354. At the next roundabout take the first exit down Wimborne Road, then take the third right up St Leonards Avenue. The turning for Percy gardens is the second left and the property can be found on the righthand side of the street.

Services

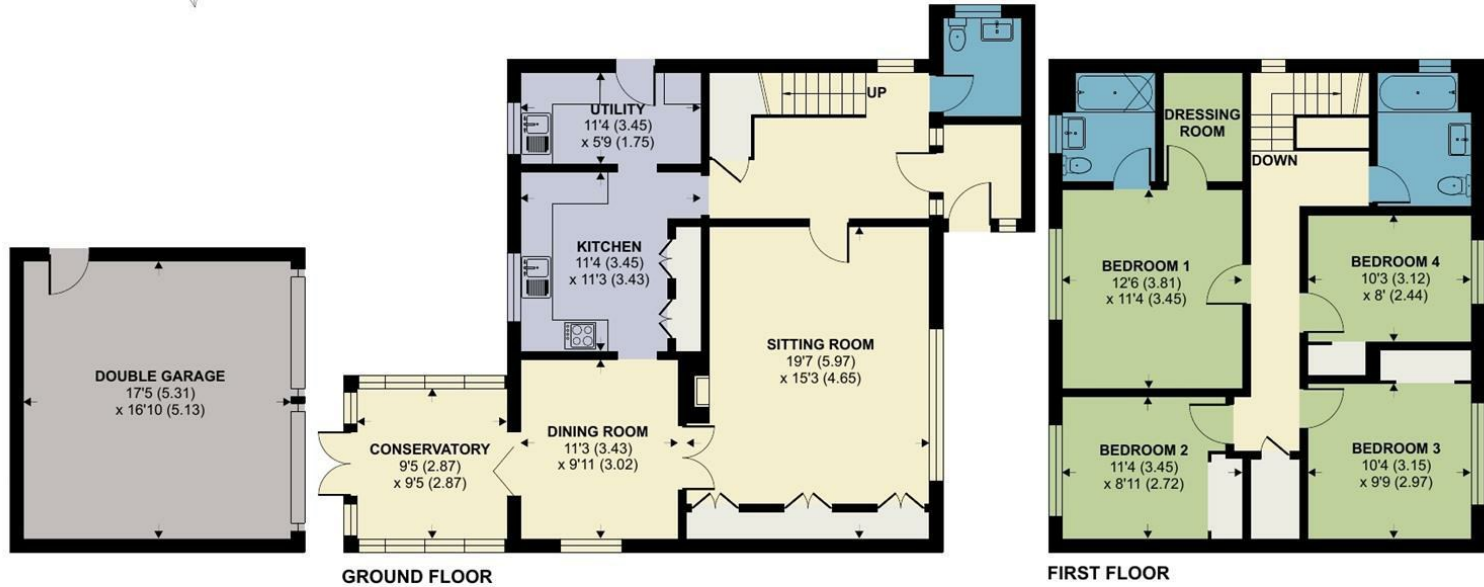
Percy Gardens, Blandford Forum

Approximate Area = 1668 sq ft / 154.9 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 1961 sq ft / 182.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		72	81



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Symonds & Sampson. REF: 1003996



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