



## Two Gates Cottage, Langton Long, Blandford Forum, Dorset

A generous and versatile family home with a two bedroom self contained annexe, with an established garden in a semi rural location but a short distance to Blandford town centre.

Guide Price

**£1,045,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Two Gates Cottage, Langton Long, Blandford Forum, Dorset, DT11 9HS

- Family home with countryside views
- Self contained two bedroom annexe
  - Substantial south facing garden
    - Backing on to farmland
  - Rural setting but close to Blandford
- Versatile accommodation of 3,400 sq ft
- Large kitchen breakfast room with utility
  - Sitting room
  - Dining room
- Ideal for working from home or multi generation living

Viewing strictly by appointment  
Symonds & Sampson  
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Two Gates Cottage is a large family home with a generous two bedroom self contained annexe added by the current owners during their period of ownership. The property is believed to have originated as a farm worker's cottage, which has been extended several times and now boasts total floorspace of 3,400 sq ft. Currently configured as a four bedroom family home and two bedroom annexe, the home is entered via a storm porch opening into the dining room with a feature open fireplace as a focal point to the room with stairs rising to the first floor. The kitchen/breakfast room comprises of a range of wooden wall and base units and includes a Rangemaster. This room enjoys large windows overlooking the garden. A utility room has additional storage and houses the cloakroom. The sitting room is a feature room with high ceilings, large windows and a feature brick and flint wall set with an open fireplace. The master bedroom is a generous size with an ensuite bathroom, the second and third bedrooms are good sized doubles with the third bedroom enjoying an ensuite bathroom. The fourth bedroom is currently arranged as a large office but would easily function as a spacious double bedroom. Completing the first floor is a shower room.



The self contained annexe is accessed from the sitting room, enjoying a large sitting / dining room with French door flooding the room with light and providing access to the garden. The kitchen is located to the rear with a cloakroom and lobby. Rising to the first floor a bedroom is situated to the front benefiting from a dual aspect over the garden and surrounding farmland. The second bedroom is a good sized room and includes an ensuite and there is a further bathroom. The landing provides access via a bridge to an elevated garden with views. Overall this property is ideal for multi generation living or could be reconfigured to one dwelling depending on need.

#### Outside

The property is approached via a private farm road to Langton Stud with the driveway being accessed via gates onto a private sweeping gravel driveway that passes the detached garage leading to a parking and turning area. A large terrace adjoins the home, enjoying a southerly aspect which is ideal for outside dining. The majority of the plot is located to the front boasting a high degree of privacy surrounded by established trees and hedgerows. The garden

is primarily laid to lawn with a feature pond and interspersed with mature borders comprising of fruit trees, shrubs and plants. Included is a wooded area to side of the driveway and to the rear a footpath providing access to a shed and garden store.

#### 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 0.2 of a mile and the property can be found on the left hand side along a private road.

#### Services

Mains electricity and water with private drainage (septic tank). Gas (LPG) central heating. Broadband - Superfast & Ultrafast broadband is available. Council Tax Band G Mobile phone coverage - Network coverage is good both indoors and out. (Information from <https://www.ofcom.org.uk>)

# Two Gates Cottage, Langton Long, Blandford Forum

Approximate Area = 2278 sq ft / 211.6 sq m

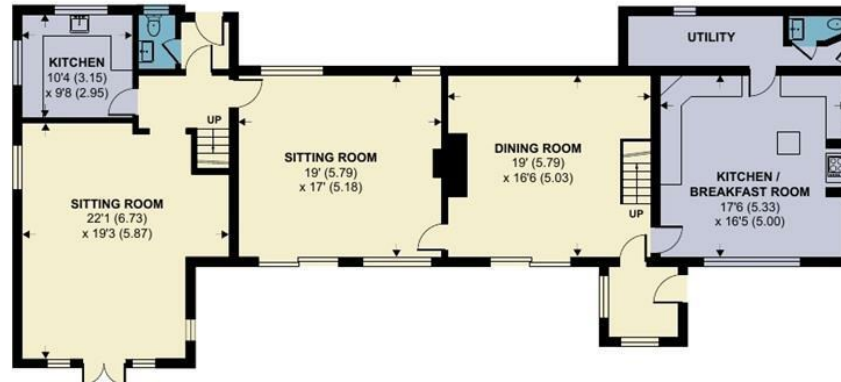
Annexes = 1122 sq ft / 104.2 sq m

Total = 3400 sq ft / 315.8 sq m

For identification only - Not to scale



FIRST FLOOR / ANNEXE FIRST FLOOR



GROUND FLOOR / ANNEXE GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		31	
(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). © nche.com 2024. Produced for Symonds & Sampson. REF: 1097397



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