



## Dairy Field, Blandford Forum, Dorset, DT11 7UP

A good sized family home with distant countryside views, situated in a cul de sac location and includes a ground floor study.

Guide Price  
**£475,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Dairy Field,  
Blandford Forum,  
Dorset,  
DT11 7UP**

- Good sized family home
  - Cul de sac location
- Distant countryside views
- Integral garage & parking
  - Sitting room
  - Dining room
    - Study
  - Four bedrooms
  - Modern bathroom
    - Garden

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670





A well maintained family home situated in a cul de sac location with a southerly facing rear garden.

Upon entry to the home there is a hallway providing access to the sitting room, which is dual aspect with an open fire brick fireplace as a focal point to the room. Glazed French doors lead to the dining room, which overlooks the rear garden with sliding patio doors providing access. The room is currently arranged with a six seater dining table and chairs. The kitchen is situated to the rear overlooking the garden, and comprises of a range of high gloss wall and base units set with a counter top and a breakfast bar. Included is a stainless steel sink, induction hob, oven and combination microwave oven, washing machine and dishwasher. A door leads to the integral garage which includes light and power and houses a freestanding freezer and the water softener. The study is located to the front of the property which includes a built in computer desk and is ideal for working from home. Completing the ground floor accommodation is a cloakroom comprising of a w.c. and basin.

Rising to the first floor, the master bedroom is situated to the front of the property, a dual aspect room accommodating a king size double bed and freestanding furniture with a built in wardrobe. The second bedroom is arranged with a double bed, freestanding furniture and includes a built in wardrobe and a basin. The third bedroom is currently arranged as a single but may take a small double and enjoys a wonderful outlook over the garden and the outskirts of Blandford. The fourth bedroom is currently arranged as an office but would accommodate a single bed. The fully tiled family bathroom comprises of a white suite of P shaped bath with shower overhead and moveable shower screens creating a cubicle, basin with underneath vanity unit and a w.c.

#### Outside

The property is approached via a shared private driveway providing access to the single garage with parking in front. The front garden is laid to lawn with established shrubs. The rear garden enjoys a southerly aspect with views towards the edge of Blandford and the countryside beyond. The



garden is mainly laid to lawn with a patio adjoining the house which is ideal for outside dining. Included is a wooden shed for storage and gate in the rear boundary fencing providing access to Salisbury Road which has bus routes and a local shop.

#### 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.

## Directions

From the centre of Blandford drive along Salisbury Street, keeping to the right hand fork and at the lights proceed straight over on to Salisbury Road. Continue along Salisbury Road for approx 1 mile and then turn left into Dairy Field the property is towards the end of cul de sac on the right hand side.



## Dairy Field, Blandford Forum

Approximate Area = 1161 sq ft / 107.8 sq m

Garage = 176 sq ft / 16.3 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1382 sq ft / 128.2 sq m

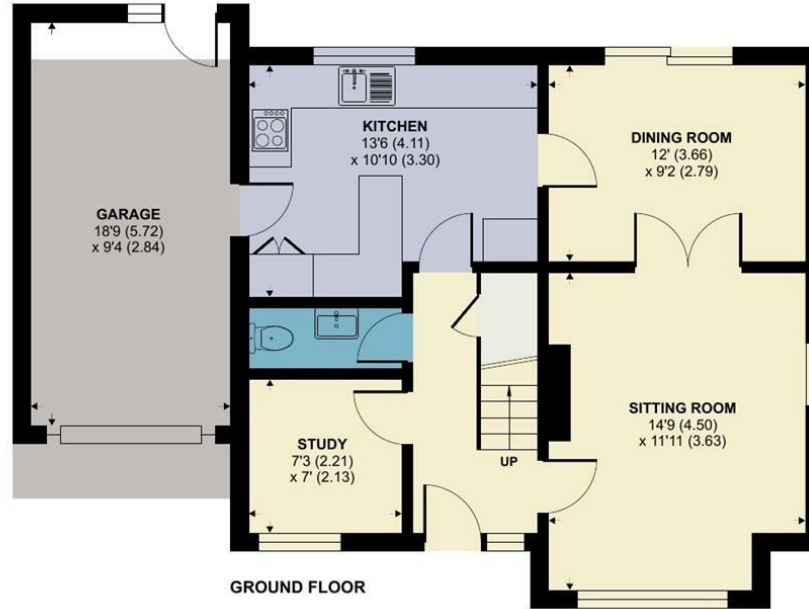
For identification only - Not to scale



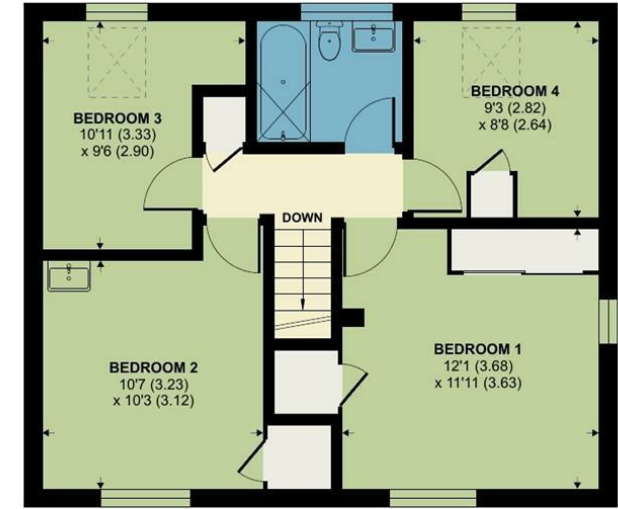
OUTBUILDING

## Services

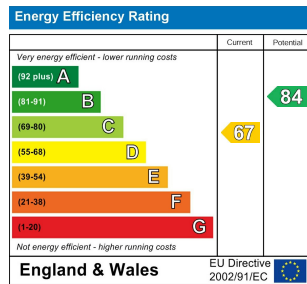
Mains gas, electric, water and drainage  
Council tax band E  
Broadband - Ultrafast broadband is available.  
Mobile phone coverage - Network coverage is good both indoors and out.  
(Information from <https://www.ofcom.org.uk>)



GROUND FLOOR



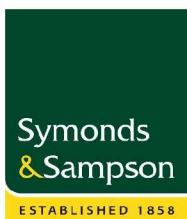
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1106850



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