



## Lower School Lane, Blandford St. Mary, Blandford Forum

A spacious three bedroom home situated in a private cul de sac location with a generous garage and off road parking

Guide Price

**£425,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Lower School Lane,  
Blandford St. Mary,  
Blandford Forum,  
DT11 9QH**

- Tucked away location
  - Garage and parking
- Landscaped rear garden
- Three generous bedrooms
- Master bedroom with built in wardrobes
  - Ensuite & bathroom
- Sitting room with fireplace
  - Dining room
- Kitchen with utility room
- Substantial storage throughout

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670





A spacious and versatile family home located in a private cul de sac, boasting three generous bedrooms and garage.

The front door opens directly into the dining room, which includes a bay window flooding the room with light. The kitchen is situated to the rear of the property comprising of a range of shaker style wall and base units set with a solid oak counter top including a stainless steel sink, gas hob, double oven, dishwasher and storage cupboard. The rear hallway includes a storage cupboard with access to the downstairs cloakroom and the integral garage with a utility area. The sitting room is dual aspect with a chimney and gas fire as a focal point and French doors leading to the rear garden.

The first floor landing provides access to all the bedrooms and includes a large airing cupboard. The master bedroom is a particularly generous room with a Velux window flooding the room with light; easily accommodating a large double bed with a comprehensive range of built in wardrobes. The room is serviced by an ensuite, comprising

of a white suite of shower, basin and w.c. The second bedroom is a good sized double with a built in double wardrobe and the third bedroom could be arranged as a double and includes a single built in wardrobe. The family bathroom comprises of a white suite of bath with overhead shower, basin and w.c.

#### Outside

The property is approached by a tarmac driveway providing access to the integral garage with parking in front. The rear garden has been tastefully landscaped with a patio situated to the rear boundary to enjoy the evening sunshine. The garden is laid with lawn bound by established and colourful borders, and includes a wooden shed.

#### Situation

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a new first school, Tesco Stores, Filling Station and the Parish Church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a Leisure Centre which is approximately half a mile in distance.

#### Directions

From the centre of Blandford drive along West Street to the roundabout and take the first exit on to Bournemouth Road. Continue for 0.3 of a mile to the next roundabout and take the third exit on to Birch Avenue. Continue straight over at the roundabout and keep right on to Lower School Lane, follow the road and keep to the left and there is a private driveway entrance on the left hand side and the property can be found on the left.

#### Services

Mains water, drainage, electric and gas.

Council tax band E

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is likely both indoors and out.

(Information from <https://www.ofcom.org.uk>)

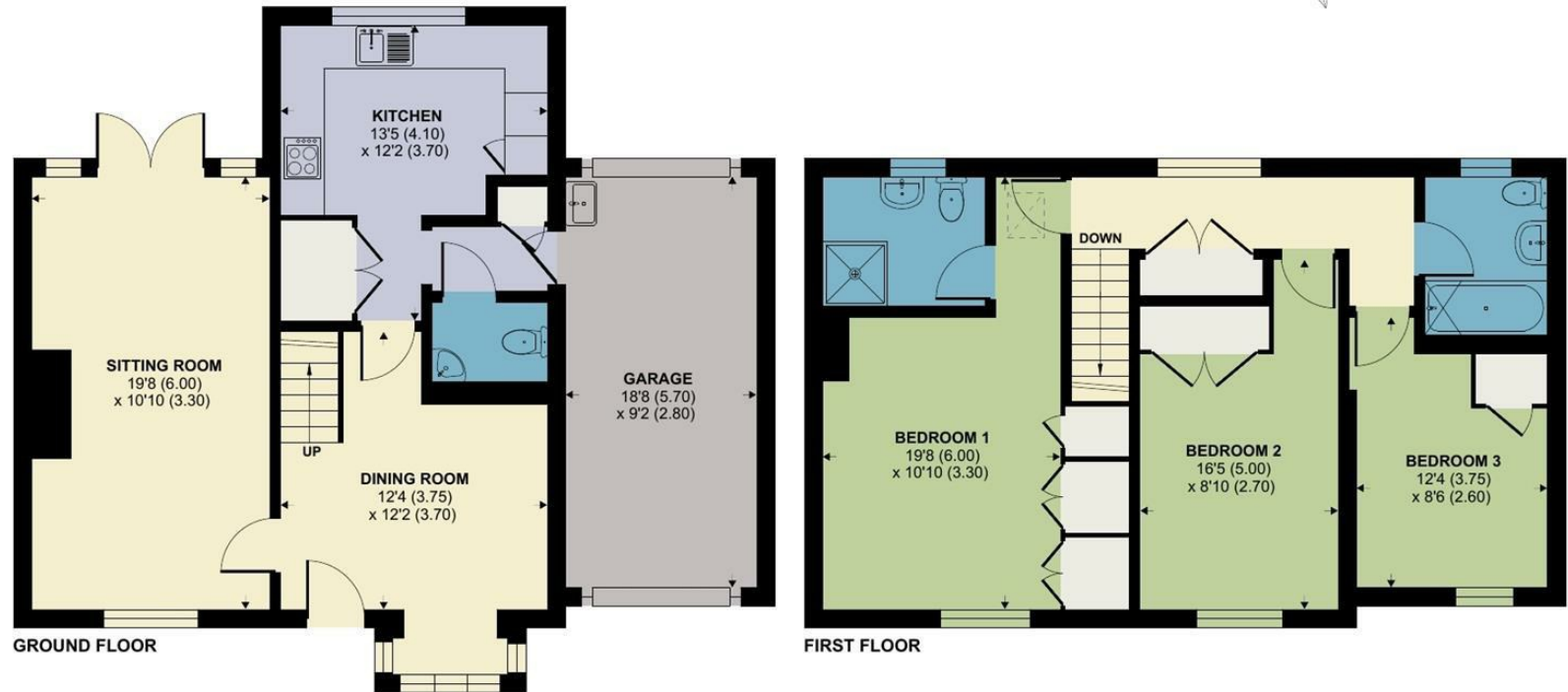
# Blandford St. Mary, Blandford Forum

Approximate Area = 1199 sq ft / 111.3 sq m

Garage = 162 sq ft / 15 sq m

Total = 1361 sq ft / 126.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1110033



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