



Sharp Close, Blandford Forum, Dorset

A well presented modern family home in a quiet location close to Blandford town centre and the Milldown nature reserve.

Guide Price
£400,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Sharp Close, Blandford Forum, Dorset, DT11 7FY

- Quiet location close to Blandford town centre
 - Landscaped rear garden
 - Off road parking
 - Garage storage and utility room
 - Sitting dining room
 - Modern kitchen
 - Sun room
 - Bathroom & ensuite
 - Built in storage
- Balance of new build warranty

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A well presented modern house in a quiet location, close to the Milldown nature reserve with a landscaped rear garden.

Upon entry to the property there is a hallway with access to all the principal rooms. The kitchen comprises of a range of gloss wall and base units set with a stone counter top and including a pantry style larder storage unit. Appliances include an induction hob, electric oven, dishwasher, microwave oven, fridge/freezer and washing machine. The room is currently arranged with a breakfast table and chairs. The sitting/dining room is a spacious room with useful under stairs storage cupboard and French doors leading to the Sun Room; this also has French doors giving access to the rear garden, which would make an ideal home office. A door connects to the utility room set at the back of the garage, which includes storage units with space for white goods. Integral double doors lead to the garage area, which offers storage and benefits from light and power. Completing the ground floor is a cloakroom.

Rising to the first floor, the main bedroom is situated to the

rear and is currently arranged with a large double bed and is serviced by an ensuite shower room. This room enjoys a connecting door to the third bedroom, which is currently arranged as a dressing room with built in storage but could easily revert back to a separate room with a further door to the landing still in place. The second bedroom is a good sized double with a built in wardrobe. The family bathroom consists of a white suite of bath with overhead shower, basin, w.c. and heated towel rail.

Outside

The property is approached by a tarmac driveway providing parking for one vehicle with access to the garage. There is an EV charging point, which can be left subject to negotiation. The rear garden has been tastefully landscaped with a decking area adjoining the sun room, which continues to a larger patio laid with sandstone. Continuing to the rear boundary is an elevated section laid to artificial grass which catches the evening sun and is currently arranged with an outside dining table and chairs. The garden includes establishing shrubs and plants.

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 and take the left hand fork on to White Cliff Mill Street. Continue to the end of the road and keep left on to Milldown

Road and continue for 0.4 of a mile, turn right on to Maple Tree Close and take the first turning on the right into Sharp Close, the property can be found on the left hand side.

Services

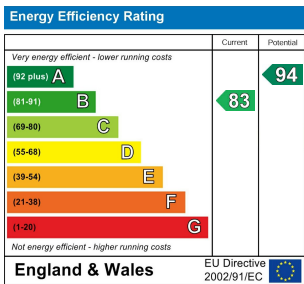
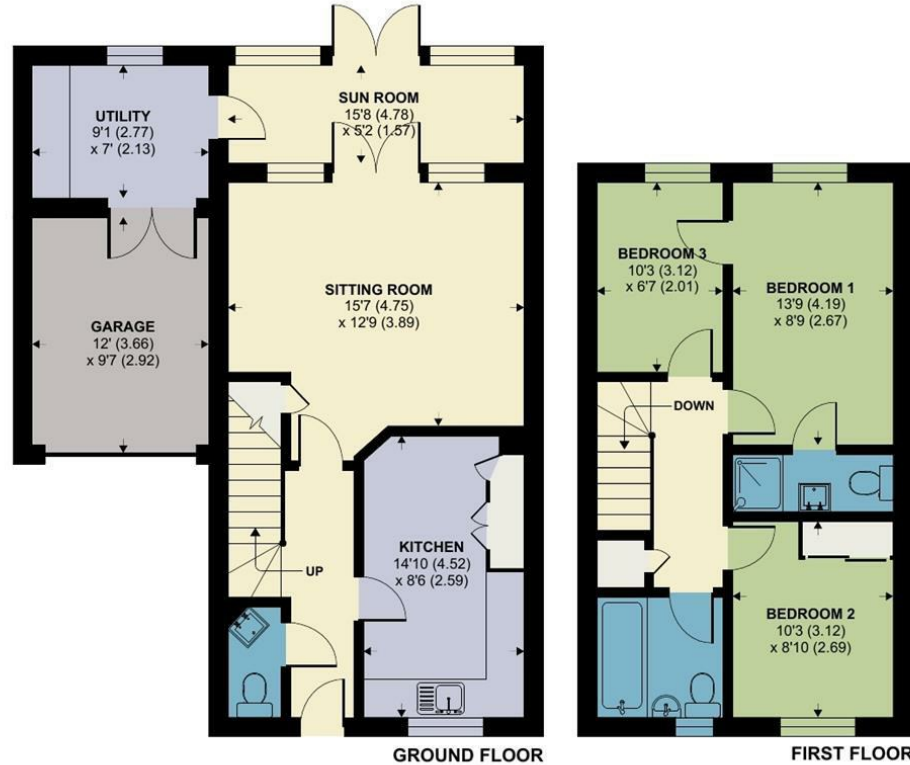
Mains gas, electric, water and drainage
 Council tax band D
 Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is likely both indoors and out.
 (Information from <https://www.ofcom.org.uk>)



Sharp Close, Blandford Forum

Approximate Area = 1050 sq ft / 97.5 sq m
 Garage = 112 sq ft / 10.4 sq m
 Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1122499



Blandford/DJP/9th May 24



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