



Bournemouth Road, Blandford St. Mary, Dorset, DT11 7XA

Freehold

Symonds  
& Sampson  
ESTABLISHED 1858



A spacious and characterful Grade II listed home situated close to the heart of Blandford offering versatile accommodation of over 6500 sq. ft. and standing in approximately an acre with a beautiful established garden. Ideal as a single home or versatility of using part as a self-contained annexe.

**Bournemouth Road,  
Blandford St. Mary,  
Dorset,  
DT11 9LN**

- Many character features including sash windows and inglenook fireplaces
- Versatile accommodation with the option of a self-contained annexe
  - Spacious kitchen / breakfast room
    - Formal dining room
  - Drawing room and sitting room
    - 6 bedrooms plus loft rooms
    - 4 bathrooms and ensuites
  - Triple carport and outside storage
- Sweeping gravel drive with parking for several vehicles
- Beautifully maintained part walled garden with established trees and borders

Viewing strictly by appointment  
Symonds & Sampson  
01258 452670







A charming Grade II listed home with a large plot just a short distance to Blandford Forum town centre and Bryanston School. The old part of the house, believed to date from the 18th & 19th centuries was lived in by brewers with the original brewery next to the River Stour. Hall & Woodhouse acquired the property and brewery business in the 19th century and built the adjacent brewery. The house has many character period features including a slate roof and colour washed render, deep sash windows with shutters, fireplaces and ceiling cornices. The house is incredibly versatile, and the current owners have had it both as one main residence but also with a self-contained four-bedroom annexe for multi-generational living or for its income potential. The house would benefit from some modernisation depending on need and arrangement.

The house is entered via an imposing pillared entrance porch with half glazed double doors leading into the entrance hall with under stairs storage, an inner hall with cloaks storage, and access to the cloak room. The dual aspect drawing room has a stone open fireplace as a focal point, a bay window with window seat, wood floor, and glazed double doors to the hall. The light sitting room has a cosy feel with large sash windows overlooking the garden, and a fireplace. The formal dining room has a large sash window and a fireplace. The heart of the home is the large open plan kitchen/ breakfast room which is ideal for informal family living. The kitchen comprises a range of units including a gas hob and microwave, space for fridges and freezers, and a gas fired double oven Aga. The breakfast room provides space for table and chairs, and a further sitting area enjoying an inglenook fireplace and wood burner. An exterior door leads to the drive and further doors lead to a utility room, the annexe sitting room and kitchen/breakfast room.





Rising to the first floor is a sweeping ornate staircase with a wooden handrail. The master bedroom enjoys wonderful views of the garden with a range of built-in wardrobes and an ensuite comprising a double ended bath, basin, shower, and a WC. The guest bedroom has a bay window, fitted wardrobe and shelves and an ensuite shower room with shower, basin and WC. There are two further double bedrooms, both with fire surrounds, one currently used as a study. There is a spacious family bathroom with linen cupboards. The staircase continues up to two loft rooms, one with further storage into the roof space.

The self-contained annexe has its own entrance, with interconnecting doors to the main house from both the ground and first floor. On the ground floor are the sitting room with brick inglenook fireplace, the kitchen/breakfast room with a range of modern units, oven and hob, and a flagstone floor in the dining area. Stairs lead to the first floor landing and to two generous bedrooms, and the bathroom. The stairs continue up to the second-floor landing to two attic rooms.

### Outside

The house is approached along a private gravel road, with a five-bar gate to the sweeping drive leading to an extensive parking and turning area at the front of the house. The drive wraps around the house to a walled courtyard, with triple carport and further storage. There is a greenhouse and a garden store. The mature gardens are a particular feature, considering town centre location and it measures about an acre. The boundaries are predominantly walled, and include a wide variety of trees and shrubs, including a beautiful weeping beech, and eucalyptus trees. The main garden is laid to lawn with colourful beds, plants and shrubs. There is a dining terrace with a pergola bounded by a pretty wisteria which is ideal for outside dining.

### Situation

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a new first school, Tesco Store, 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. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey.

### Directions

From the centre of Blandford, drive along West Street and across the bridge to the roundabout and take the first exit on to Bournemouth Road, take a quick turning left into a gravel driveway and the entrance to Old Ford House is on the right hand side.

### Services

Mains gas, electric, water and drainage.  
Council tax currently arranged as two dwellings  
Main house: Council tax band F  
Annexe: 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>)









# Bournemouth Road, Blandford St. Mary, Blandford Forum

Approximate Area = 6581 sq ft / 611.3 sq m

For identification only - Not to scale



DJP BLA May 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Symonds & Sampson. REF: 1119501



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