



Old Ford House

Bournemouth Road, Blandford St Mary, Blandford Forum

Old Ford House

Bournemouth Road
Blandford St Mary
Blandford Forum 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 ensembles
 - Triple carport and outside storage
- Sweeping gravel drive with parking for several vehicles
- Beautifully maintained part walled garden with established trees and borders

Guide Price £1,250,000

Freehold

Blandford Sales
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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>)



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Approximate Area = 6581 sq ft / 611.3 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). © n1che.com 2024. Produced for Symonds & Sampson. REF: 1119501



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