



The Courtyard, Albert Street, Blandford Forum

A spacious and beautifully presented four-bedroom detached property with generous parking and within easy walking distance of the town centre.

Offers in Excess of
£500,000

Freehold

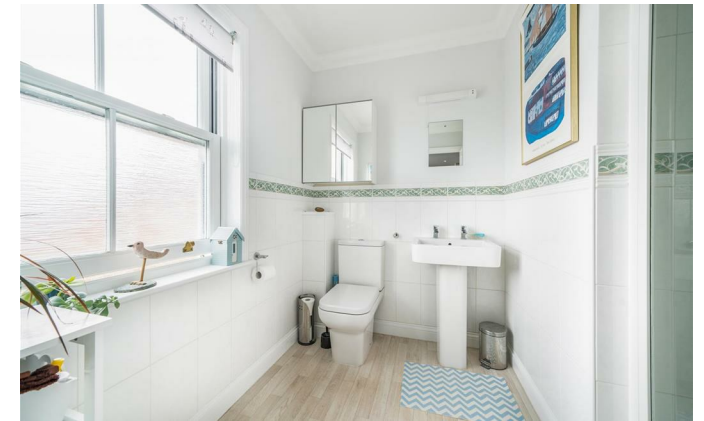
**Symonds
& Sampson**

ESTABLISHED 1858

**The Courtyard,
Albert Street,
Blandford Forum,
DT11 7HY**

- Four bedrooms
 - Detached
- Town centre location
 - Utility room
 - Study/office
- Ensuite to master bedroom
 - Plenty of storage
- Large single garage and parking for several cars
 - Low maintenance garden

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A spacious and beautifully presented four-bedroom detached property with generous parking and within easy walking distance of the town centre.

Upon entry to the property, there is a spacious hallway with Camaro flooring coupled with a downstairs cloakroom which leads to all principal rooms. The feature sitting room has a gas fireplace with surrounding built-in cupboards and shelving and sliding patio doors giving access to the rear courtyard garden. The property benefits from wooden sash windows throughout offering further classic charm and elegance. The kitchen overlooks the front lawn and comprises of a range of wall and base units with a useful breakfast bar, a gas hob with electric oven, integrated dishwasher and further undercounter space for appliances. The kitchen conveniently leads into a good-sized dining room with laminate flooring and access into the sitting room through wooden French doors. There is also an additional room off the dining room perfectly designed as a study. Completing the ground floor is a utility room that contains additional wall and base units, space for a large

fridge/ freezer and washing machine plus side access to the garden.

Rising to the first floor, all the bedrooms are accessed via a good-sized landing. The master bedroom is situated to the front of the property and currently accommodates a king-size bed with a built-in wardrobe. This is served by a recently updated ensuite with a shower, w.c and basin. A sizable second bedroom is located to the front of the property consisting of a double bed, a large built in wardrobe and a series of freestanding furniture. The third bedroom overlooks the rear and currently contains a single bed with built in wardrobes, however it could easily accommodate a double bed. The fourth bedroom is considered a single room with a large built in wardrobe and could also be utilised as an office/study. Completing the first floor is the recently modernised family bathroom with separate shower.

Outside

The property is approached from the large driveway which

will accommodate up to six cars. There is also a generous size single garage with an up and over electric door plus side access, power and lighting. The wrap around garden is largely paved and comprises of a small lawn at the front bordered with beautiful flowers and shrubbery to a low maintenance rear patio area. There is also a small shed for additional storage.

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

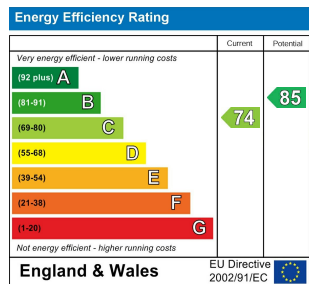
From Blandford Town Centre, drive for 0.2 miles along Salisbury Street. Take a right into Albert Street and the property can be found 80 yards tucked away on the left-hand side.

Services

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

Albert Street, Blandford Forum

Approximate Area = 1690 sq ft / 157 sq m
 Garage = 204 sq ft / 19 sq m
 Outbuilding = 55 sq ft / 5.1 sq m
 Total = 1949 sq ft / 181.1 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: 1139776



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