



Hambleton Close, Blandford Forum

A beautifully presented four-bedroom detached house with wonderfully established front and rear gardens situated in a quiet cul-de-sac location.

Guide Price

£450,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Hambledon Close, Blandford Forum, DT11 7SA

- Four bedrooms
 - Detached
- Within walking distance of town centre
 - Sitting room with log burner
 - Kitchen/diner
 - Utility room
 - Study
 - Shed with power
 - Garage
- Corner plot with front & rear gardens

Viewing strictly by appointment
Symonds & Sampson
01258 452670





A beautifully presented four-bedroom detached house with wonderfully established front and rear gardens situated in a quiet cul-de-sac location.

Upon entry to the property, is a useful internal porch which provides access to a downstairs cloakroom including a w.c. and basin and leads directly into the sitting room. The feature sitting room is beautifully presented with a log burner and split slate tiling behind coupled with a floor-to-ceiling window overlooking the front garden. The sitting room conveniently leads into the L-shape kitchen and dining area which consists of a range of wall and base units, a range cooker with hood and space for a large fridge freezer. There is also a useful under stairs cupboard offering extra storage. The property also benefits from a well-kept conservatory and an extended utility room with base units and further undercounter space for appliances. Completing the ground floor is an additional versatile room off the kitchen which is currently being utilised as a music room consisting of built in shelving and sliding UPVC doors. The downstairs is floored with Karndean laminate throughout

making it incredibly easy to maintain.

Rising to the first floor, all the bedrooms are accessed via the landing. The dual aspect master bedroom is a light room and currently accommodates a king-sized bed with a range of freestanding furniture. The sizable second bedroom overlooks the front of the property and currently contains a double bed with the added benefit of built in wardrobes. The third bedroom looks out onto the rear and boasts a single bed with free standing furniture. The fourth bedroom is a single room arranged as a study with a built-in desk and shelving. Completing the first floor, is a modern fully tiled family bathroom comprising of a bath with overhead shower, basin and w.c.

Outside

The property is approached by a pathway through the elevated front garden with steps rising to the front door. The front garden boasts many established plants and bushes including a fruit bed and has side access to the rear. The property has on street parking and a single garage in the

nearby block. The private rear garden comprises of multiple patio areas for dining al fresco, a well-maintained lawn, beautiful trees including a Magnolia and Acer and additional vegetable beds. There is also a large shed with power, greenhouse and a wood store all surrounded by gravel at the rear of the garden.

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, travel along Wimborne Road (B3082) for 70 yards. Take the left turning into Black Lane and travel for 300 yards, then take the next left. Travel for 40 yards and take the left into Hambledon Close, the property can be found on the right-hand side.

Services

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

Hambledon Close, Blandford Forum

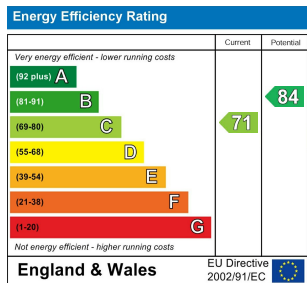
Approximate Area = 1230 sq ft / 114.2 sq m

Garage = 149 sq ft / 13.8 sq m

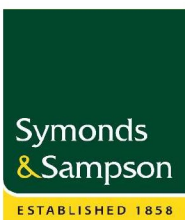
Outbuilding = 80 sq ft / 7.4 sq m

Total = 1459 sq ft / 135.4 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1147952.



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