

Symonds
& Sampson



Old Bank House
Church Lane, Blandford Forum, Dorset

Old Bank House

Blandford Forum

DT11 7AD

Beautifully restored Grade II Listed Georgian town house situated in the heart of Blandford Forum



- Grade II Listed Detached house
- Situated in the heart of Blandford Forum
- Beautifully presented with character features
 - Extensive accommodation
 - Garden
 - Off road parking

£4,250 Per Month

Blandford Lettings
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

Available late August for an initial 12 month tenancy. Fully furnished. Not suitable for pets. Rent includes garden maintenance.

A 6/7 bedroom detached house located in the heart of the Georgian town of Blandford Forum. This property boasts a generous 4,081 sq ft of living space, perfect for those looking for a spacious home with character.

The property has been sympathetically renovated to compliment the original features of the property as well as being cleverly designed to take advantage of every space. The period charm of the house is evident in every corner, adding a touch of history and character to your everyday living experience.

Upon entering, you are greeted by not one, but two inviting reception rooms with original Georgian fireplaces, offering ample space for entertaining guests or simply relaxing with your family. There is a large fully equipped kitchen dining room which is the hub of the house. The 6/7 bedrooms are spread across the second and third floors including a master bedroom with en-suite. The property features a two further bathrooms ensuring convenience and comfort for all residents.

Patio doors from the kitchen dining room open on to a patio which leads to an open plan lawn area.

One of the standout features of this property is the parking provision for up to 3/4 vehicles, which is a rare find in such a desirable town centre location.

The rent is exclusive of all utility bills including council tax, mains gas, electric, water and drainage.

As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely and ultrafast broadband is provided to the property. There is a very low risk of flooding from surface water and very low risk of flooding from rivers and the sea as stated by the GOV.UK website.

Rent - £4250 per month / £980 per week

Holding Deposit - £980

Security Deposit - £4903

EPC Band - D

Council Tax - G

SITUATION

The property is situated in the heart of the charming Georgian market town of Blandford Forum which offers a good variety of shopping, education, recreational and cultural facilities. The larger towns of Poole, 15 miles, Bournemouth, 22 miles and Salisbury, 22 miles. The coast is within driving distance.

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. Transport links 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

On foot from our office, walk across Market Place past the corn exchange, turning left on to Church Lane where the property can be located on your right.



Church Lane, Blandford Forum

Approximate Area = 4081 sq ft / 379.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A	77		
B			
C		59	
D			
E			
F			
G			
Very energy inefficient (highest running costs)			
England & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1159675



BlaLets/RJ/July24



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