

Symonds  
& Sampson



# The Old Orchard

Charlton Marshall, Blandford Forum, Blandford Forum, Dorset



# The Old

274 Bournemouth Road  
Charlton Marshall  
Blandford Forum DT11 9NG

A unique and individual home offering spacious accommodation, a landscaped rear garden with a home office.



- Unique & individual home
- Landscaped rear garden
  - Two driveways
- Office in the garden with light and power
  - Modern kitchen with utility room
- Bedrooms with connecting wooden balcony
  - Sitting room with dual wood burner
- Feature vaulted entrance hallway with gallery landing

Freehold

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## ACCOMMODATION

The Old Orchard is a unique one of a kind home built by the current owners. From the moment you enter the house there is a sense of space and light, the entrance hall enjoys a vaulted ceiling with a gallery landing and sweeping staircase. The sitting room is a good size room and has a cosy feel with a feature fireplace with a brick chimney and dual facing wood burner as a focal point to the room, benefiting from two sets of French doors leading to the rear garden. The modern kitchen has an informal feel and is the heart of the home, comprises of range of contrasting wall and base units, with a central island and includes a range style cooker. The utility room houses the white goods and enjoys a wooden stable door to outside parking. The formal dining room, is currently arranged with a large dining suite and freestanding furniture. Completing the ground floor is the cloak room, comprising of a basin and w.c.

The master bedroom is a particular feature benefitting from a vaulted ceiling and mezzanine with an impressive floor to ceiling window flooding the room with light. French doors lead to the deck adjoining the property flowing to the landscaped rear garden and flowing to the balcony. The second and third bedrooms both offer space for wardrobes and both rooms have access to the wooden balcony overlooking the rear garden. The fourth bedroom is currently arranged as an office but would accommodate a double bed. The modern shower room, comprises of a feature walk in shower, w.c. and basin.





## OUTSIDE

The property includes two driveways set behind gates providing parking for several vehicles. The landscaped rear garden is a particular feature with a stone patio adjoining the house connecting to a driveway and providing access to a shed. Steps lead to a terrace laid to lawn with a stone patio connected to the wooden balcony from the first floor, an ideal spot for outside dining. This terrace includes the outside garden office, which is ideal for home working and benefits from light and power hard wired internet access.. A further terrace is situated via steps at the bottom of the garden with elevated views about the house and towards surrounding countryside.

## SITUATION

Charlton Marshall is a village set some 2 miles from the market town of Blandford. There are local facilities including a public house, village hall and parish church. Blandford Forum is an interesting Georgian market town with a range of shopping, commercial and sporting facilities. The larger towns of Poole (11 miles approx.) and Bournemouth (17 miles approx.) offer a wide range of facilities as well as mainline railway stations to London Waterloo. There is a bus service from Charlton Marshall to both of these centres. The coast can be reached within a

thirty minute drive (approx.). There is an excellent range of education within the area to include Bryanston School and The Blandford School. Primary education can be found within Blandford Forum.

## DIRECTIONS

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## SERVICES

Mains gas, electric, water and drainage.  
Broadband - Ultra & Superfast speed available  
Mobile - It is reported you will have limited network coverage for indoors and likely coverage outdoors (Information from <https://www.ofcom.org.uk>)

<https://www.gov.uk/check-long-term-flood-risk>

## MATERIAL INFORMATION

Dorset Council - 01305 211970  
Council Tax Band - F  
EPC C

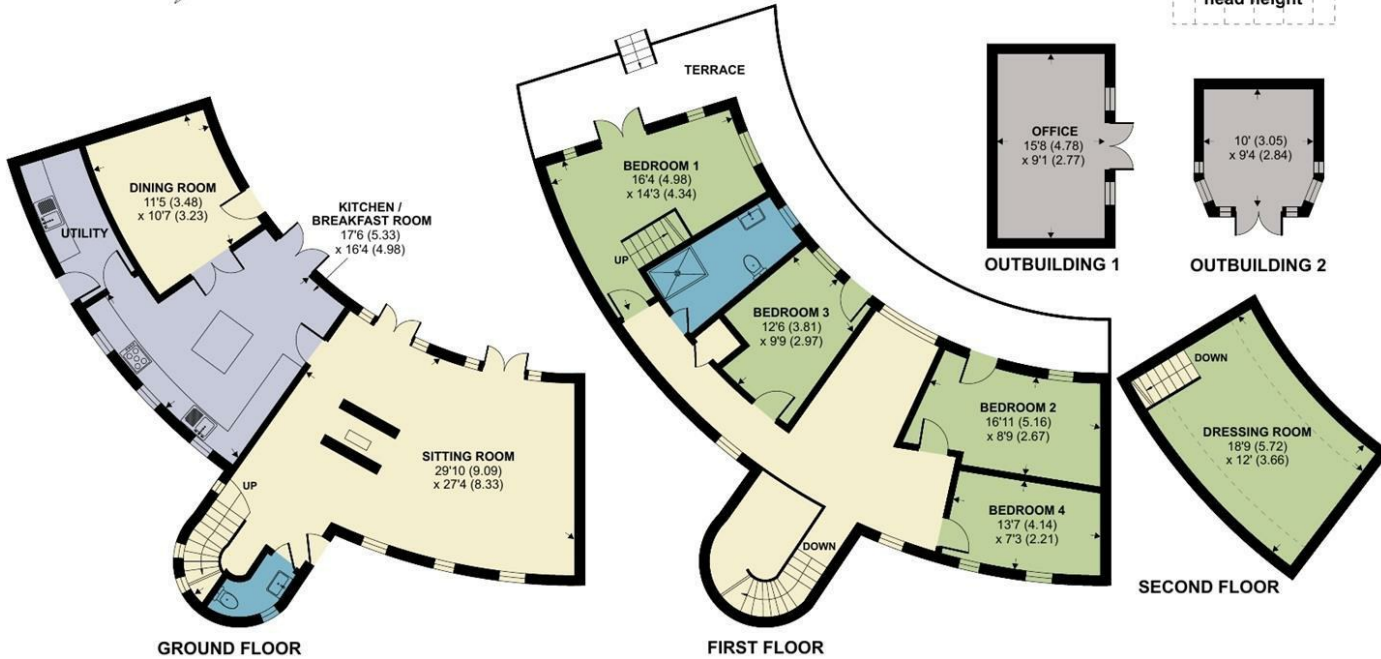




# Bournemouth Road, Charlton Marshall, Blandford Forum

Approximate Area = 2065 sq ft / 191.8 sq m  
 Limited Use Area(s) = 69 sq ft / 6.4 sq m  
 Outbuildings = 235 sq ft / 21.8 sq m  
 Total = 2369 sq ft / 220 sq m

For identification only - Not to scale



| Energy Efficiency Rating  |   | Current | Potential |
|---|---|---------|-----------|
| The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).            |   |         |           |
| A   | B | C       | D         |
| E   | F | G       |           |
|   |   | 71      | 80        |
| The energy efficiency of this property is currently rated as <b>C</b> and has the potential to be rated as <b>B</b> . |   |         |           |
| For more information on energy efficiency ratings, visit <a href="http://www.gov.uk">www.gov.uk</a>                   |   |         |           |
| England & Wales   |   |         |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1160256



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