



Buttercup Lane, Blandford Forum,



## Buttercup Lane Blandford Forum DT11 7LQ

A well maintained family home in a quiet cul de sac location backing onto a recreation ground with a double garage and substantial driveway parking.



- Quiet cul de sac location
- Backing onto a recreation ground
- Double garage and substantial driveway parking
  - Four good size bedrooms
  - Bathroom and ensuite
  - Kitchen breakfast room
  - Study for home working
- Owned & income generating solar panels

Freehold

Guide Price £500,000

Blandford Forum Sales  
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## THE DWELLING

The heart of the home is the generous dual aspect sitting room with French doors to the rear garden, overlooking some rugby pitches. The room has a brick fireplace set with a gas fire as a focal point. The kitchen is situated to the front of house, comprising of a range of wall and base units set with a counter top and includes a sink, gas hob and electric oven with space for white goods and is serviced by a utility room with access to the rear garden. The formal dining room with a bay window overlooks the front garden and there is a useful study with a built in desk, and further storage, which is ideal for home working. Completing the ground floor is a cloakroom, comprising of a basin and w.c.

The master bedroom is a particularly large room, enjoying elevated views of the rear garden, recreation ground and countryside beyond Blandford. The room includes a comprehensive range of built in wardrobes and storage with an ensuite comprising of a shower, basin and w.c. The second and third bedrooms are nice size doubles and the fourth is arranged with a single bed. These bedrooms are serviced by a shower room with natural stone tiling comprising of a corner shower cubicle, basin and w.c.

## OUTSIDE

The property is approached via a shared tarmac driveway with the front garden laid to stone and gravel and interspersed with planting. A wooden five bar gate leads to a brick paved driveway running along the right hand boundary to the bottom of the garden with parking for multiple vehicles and leads to the detached double garage benefitting from light and power. The rear garden enjoys a sunny south easterly aspect with a large patio adjoining the house, which is ideal for al fresco dining and a further patio set with a pergola is situated at the bottom of the garden to catch the evening sun. The remainder of the garden is laid to lawn with established hedgerows, flower beds and fruit trees.

## 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, Claysmore, Canford, Sherborne and Milton Abbey. 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

What3words:///twilight,promoting,ranking

## SERVICES

All mains utilities. Solar panels (owned & income generating) Gas central heating.

## MATERIAL INFORMATION

Council Tax Band - E

EPC - B

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.  
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>  
<https://www.gov.uk/check-long-term-flood-risk>





Energy Efficiency Rating		
Current	Potential	Score
A	A	86
B	B	82
C	C	78
D	D	74
E	E	70
F	F	66
G	G	62

England & Wales

EU Directive 2002/91/EC



## Buttercup Lane, Blandford Forum

Approximate Area = 1497 sq ft / 139 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 1811 sq ft / 168.1 sq m

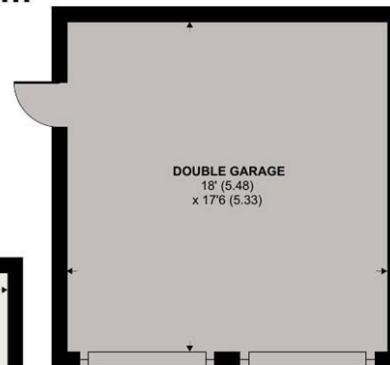
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DOUBLE GARAGE  
18' (5.48)  
x 17'6" (5.33)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1230607



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