



Symonds  
& Sampson

## Coopers House

Bournemouth Road, Blandford St. Mary, Blandford Forum



# Coopers House

Bournemouth Road  
Blandford St. Mary  
Blandford Forum  
DT11 9LL

A spacious four-bedroom semi-detached house within easy walking distance of the town centre, benefitting from an enclosed southerly facing rear garden with garage and parking.



- No onward chain
- Semi-Detached
- Within walking distance of town centre
  - Sitting room with log burner
  - Kitchen & Dining Room
  - Utility Room
- Enclosed south facing rear garden
- Garage with allocated parking for one car

Guide Price £360,000

Freehold

Blandford Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)





## ACCOMMODATION

Upon entry to the property is a spacious hallway with wooden flooring serving all principle rooms. The cosy sitting room boasts a feature brick wall with a log burner as a focal point and French doors to the rear garden. The dining room opposite is a good size additional reception room overlooking the front of the property. The kitchen consists of a range of wall and base units, an oven with gas hob and undercounter space for appliances. This conveniently leads into a utility room containing a large storage cupboard with space for a washing machine and tumble dryer. Completing the ground floor is a cloakroom and understairs cupboard space in the entrance hall offering additional storage.

Rising to the first floor, all the bedrooms are accessed via the landing. The sizable master bedroom is a light room with the added benefit of a three-door built in wardrobe. This is coupled with a large ensuite comprising of a step in shower cubicle with tiled walls, w.c. and basin. The second bedroom overlooks the front of the property. The third bedroom looks out onto the rear. The fourth bedroom is a single room arranged as a study and additional cupboard space. Completing the first floor, is a spacious part-tiled

family bathroom with exposed wooden flooring comprising of a bath, basin and w.c.

## OUTSIDE

The property is approached via a footpath with steps rising to the front door. There is a good size single garage with power and designated parking for one car with access from the rear garden. The enclosed southerly facing rear garden is predominantly laid to lawn with a part patio area for dining al-fresco.

## SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a new first school, Tesco Stores, Filling Station and the Parish Church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a Leisure Centre which is approximately half a mile in distance.

## DIRECTIONS

What3words///driftwood.grafted.ordeals

## SERVICES

Mains gas, electric, drainage and water.

Broadband- Standard, Superfast & Ultrafast broadband is available.

Mobile phone coverage- Network coverage is limited indoors but likely with O2 and likely outdoors.  
(Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Dorset Council- 01305 211970

Council Tax Band - D

EPC- D

There is no recorded flood risk at the property.  
<https://www.gov.uk/check-long-term-flood-risk>



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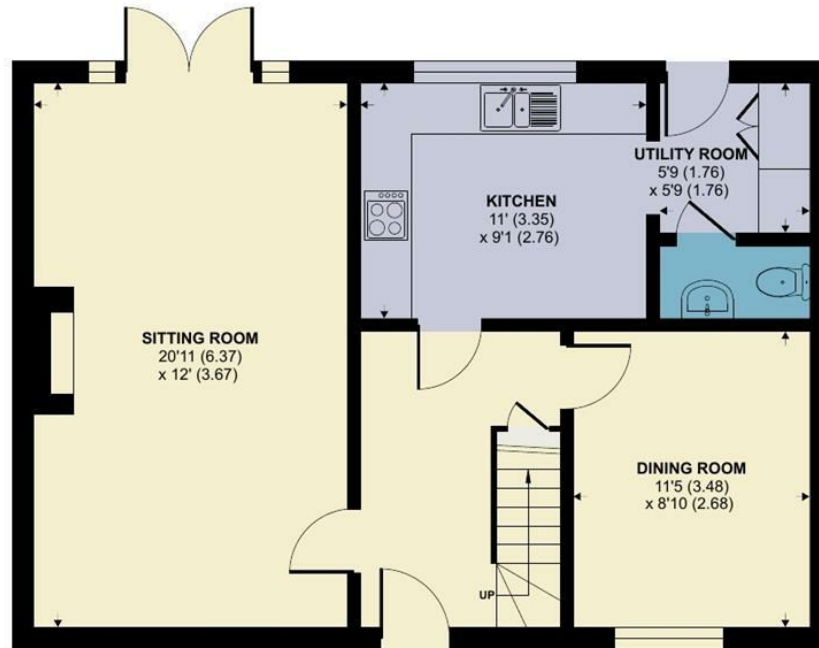
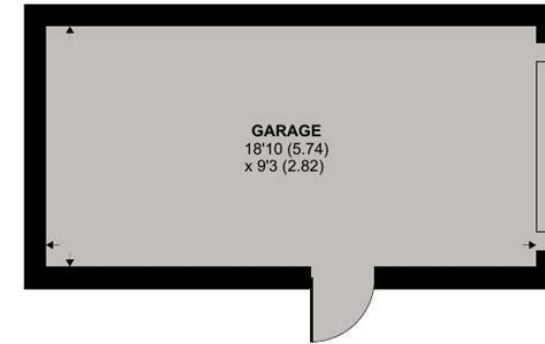
Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1420 sq ft / 131.8 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100-120 kWh/m <sup>2</sup> /yr	84
90-100 kWh/m <sup>2</sup> /yr	81
80-90 kWh/m <sup>2</sup> /yr	78
70-80 kWh/m <sup>2</sup> /yr	75
60-70 kWh/m <sup>2</sup> /yr	72
50-60 kWh/m <sup>2</sup> /yr	69
40-50 kWh/m <sup>2</sup> /yr	66
30-40 kWh/m <sup>2</sup> /yr	63
20-30 kWh/m <sup>2</sup> /yr	60
10-20 kWh/m <sup>2</sup> /yr	57
0-10 kWh/m <sup>2</sup> /yr	54
Very energy inefficient - higher running costs	51
England & Wales	
EPC Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



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: 1229084



Blandford/RB/Jan 2025

Revised March 2025



01258 452670

blandford@symondsandsampson.co.uk  
Symonds & Sampson LLP  
7, Market Place,  
Blandford, Dorset DT11 7AH



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