



Milton Road, Milborne St. Andrew, Blandford Forum, Dorset

Milton Road
Milborne St. Andrew
Blandford Forum
DT11 0LA

A spacious and versatile chalet bungalow enjoying an elevated position with countryside views and a landscaped rear garden.



- Village location
- Countryside views
- Versatile accommodation
- Generous kitchen breakfast room
- Ideal for multi generation living
 - Home office
- Landscaped rear garden with summer house

Guide Price £650,000
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

The entrance hall enjoys a gallery landing and vaulted ceiling creating a light first impression. The heart of the home is the generous kitchen/breakfast room which enjoys elevated countryside views. The kitchen area comprises of a range of wall and base units and includes a gas range cooker, Bosch dishwasher and space for an American style fridge freezer. The L shaped sitting dining room, has a dual aspect with doors leading to the rear garden, and providing access to the utility room which includes wall units and a sink with space for white goods and access to the rear garden and integral garage. The ground floor bedroom is a good size double with built-in wardrobes. A further room is currently arranged as a study, which is ideal for home working but could be repurposed as a further bedroom. The ground floor bathroom comprises of a walk in shower, bath, basin and w.c.

The large master bedroom is a particular feature, boasting a dual aspect with a balcony overlooking the rear garden and views to the front of rolling countryside. The room includes a walk wardrobe and an ensuite comprising of a shower, basin and w.c. The second bedroom is arranged with a double bed and has a juliet balcony overlooking the rear garden, built in storage and an ensuite comprising of shower, basin and w.c. The third bedroom is arranged as a twin but would accommodate a double, enjoying countryside views and includes built in storage.

OUTSIDE

The property is approached by a gravel driveway. Gates lead to private driveway parking for several vehicles and access to the integral garage. The front garden is laid to lawn with a feature pond and is bound by a brick and flint perimeter wall. The rear garden has been landscaped with a courtyard adjoining the house with steps leading to a raised garden, which has several seating areas to enjoy the sunshine. Mainly laid to lawn with pathways leading to seating areas bound by large colourful beds and interspersed with trees and a feature well as a focal point. Included is a summer house benefitting from light, power and heating.

SITUATION

Milborne St Andrew is a village situated in the Winterborne valley set between the Georgian market town of Blandford Forum and the County town of Dorchester. The village itself offers general stores, parish church, first school, public house, village hall and recreation ground with facilities. The county town of Dorchester is approximately 9 miles, Poole with its commercial and sporting facilities is approximately 15 miles and Bournemouth approximately 20 miles.

DIRECTIONS

What3words:///slate.spoon.crusaders

SERVICES

Mains electric, water, drainage and gas central heating system. There is mobile signal and Superfast 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>

Council Tax Band - F
EPC - C



Milton Road, Milborne St. Andrew, Blandford Forum

Approximate Area = 2077 sq ft / 192.9sq m (excludes void)

Limited Use Area(s) = 145 sq ft / 13.4 sq m

Garage = 176 sq ft / 16.3 sq m

Summer House = 138 sq ft / 12.8 sq m

Total = 2536 sq ft / 235.4 sq m

For identification only - Not to scale

Denotes restricted
head height

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (92-100)	
A+ (89-91)	
A (86-88)	
B (83-85)	
C (81-82)	
D (78-80)	
E (75-77)	
F (73-74)	
G (71-72)	
Below minimum energy efficiency standard	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Symonds & Sampson. REF: 1254679



Blandford/DJP/March 2025



01258 452670

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT