



Aga-dale

Rosebank Lane, Blandford Forum, Dorset

Aga-dale

Rosebank Lane
Blandford Forum
DT11 7SR

Sitting on a sizable garden situated on a private road in a quiet and convenient location. Offering potential for extension and possible development.



- Substantial plot totalling 0.50 of an acre
- A generous garden with colourful flower beds
 - Quiet and convenient location
 - Situated down a private road
 - Requires improvement
 - Three generous bedrooms
 - Separate reception rooms
- Scope for extension and possible development

Guide Price £500,000

Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

Aga-dale has been in the current owners family for nearly 75 years and sits on a very generous garden, situated along a private road in a quiet and convenient location. The entrance hall provides access to all the principal rooms. The sitting room is dual aspect overlooking the well kept garden and is a very light room with a fireplace as a focal point. The dining room is nice size room. The kitchen comprises of a range of wall and base units set with a counter top and includes a sink, range style freestanding cooker and a dishwasher. Also included is a pantry with space for white goods. Completing the ground floor is a cloakroom and an integral garage.

The master bedroom is a lovely dual aspect room overlooking the rear garden. The second and third bedrooms are nice size double rooms and both include built in storage. The bathroom comprises of a bath and basin with a separate cloak room.

The house would benefit from redecoration but offers tremendous potential for extension and improvement.

OUTSIDE

The house is approached by a private road, the driveway is accessed via metal gates leading to the integral garage and

parking The garden is a particular feature, wrapping around the house and totalling 0.50 of an acre. Primarily laid to lawn and interspersed with trees and colourful flower beds, the land could be used to keep chickens and grow vegetables.

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. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. 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:///conveying.painting.flamenco

SERVICES

Mains electric, water and drainage. Gas central heating. Council Tax Band - D
EPC - D

MATERIAL INFORMATION

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>

The land has a historic restrictive covenant which potentially affects development, more information is available on request.

The owners reserve the right to apply an overage to the land subject to negotiations.

Accessed via a private road, with management conducted adhoc, no monthly or annual payment.



Energy Efficiency Rating	
Very energy efficient - lowest running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Not energy efficient - highest running costs	
England & Wales	EU Directive 2002/91/EC

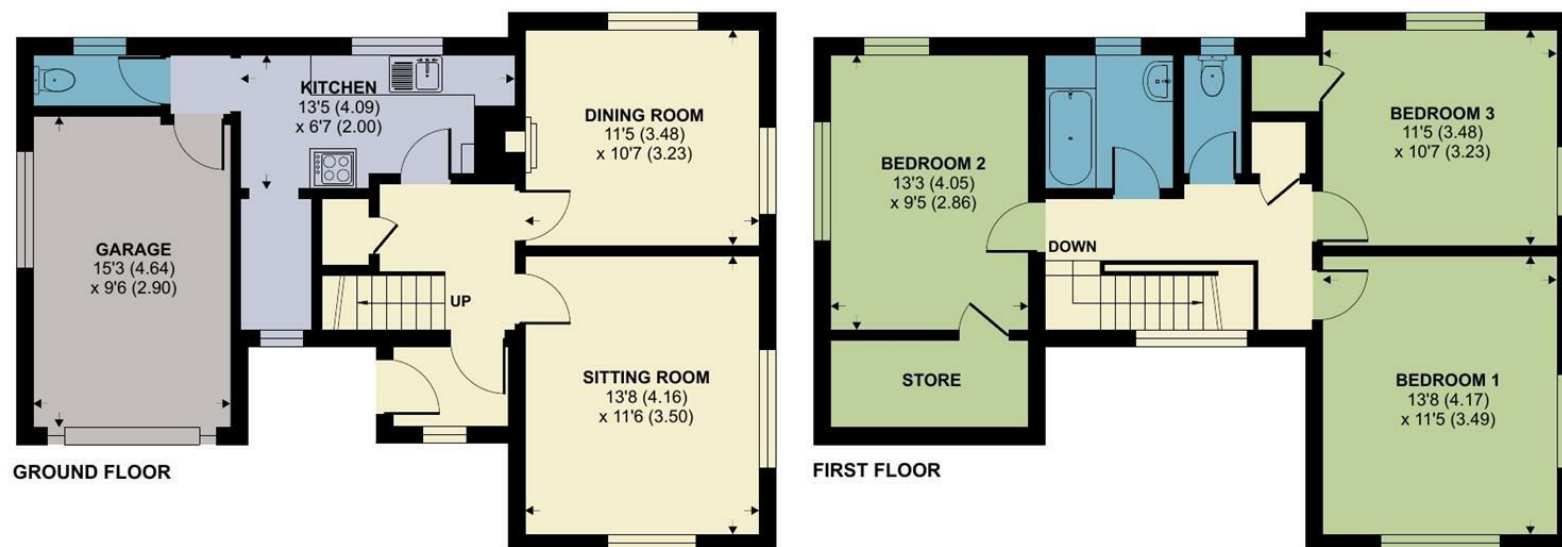
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Approximate Area = 1183 sq ft / 109.9 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1329 sq ft / 123.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1268535

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