

Symonds
& Sampson

Tomolund Cottage

41 The Close, Charlton Marshall, Blandford Forum

Tomolund

41 The Close
Charlton Marshall
Blandford Forum
DT11 9PA

A beautifully presented three-bedroom character cottage with parking, a generous garden and direct access to the North Dorset Trailway.



- Village location
- Character features
- Open plan kitchen/diner
 - Wood burner
- UPVC double glazing
- Large mature garden
- Sun room/home office
- Carport with parking for two cars

Guide Price £435,000
Freehold

Blandford Sales
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ACCOMMODATION

Upon entry to the property, there is a spacious open plan kitchen/dining room, great for entertaining. The kitchen comprises of a range of wall and base units with a granite effect worktop and a centre island with skylight above. In addition, the kitchen contains a Range Master double oven with gas hob and extractor hood, integrated washing machine with further space for a dishwasher and American style fridge/freezer. This conveniently flows into a characterful sitting room overlooking the beautiful garden with the brick fireplace and wood burner being the focal point. There are French doors to the rear garden, a useful storage cupboard under the stairs and space to create a study area within the room if required.

Rising to the first floor, the master bedroom is situated to the rear of the property. The second bedroom also looks out onto the garden. The third bedroom is considered a single room with a view of the front aspect. Completing the first floor, is a fully carpeted family bathroom comprising of a panel bath with a glass screen and shower over, basin and w.c.

OUTSIDE

The property is approached via a path leading to the front door. The beautiful rear garden is accessible via French doors from the sitting room leading to a large patio area

with side access also available. The garden itself is sectioned with a good size lawn and recently erected sun room, which is currently utilised as a home office with power and a convenient fully tiled shower room comprising of a walk-in shower, basin and w.c. There is also a useful gravelled area containing a woodstore and space for bins. Midway down the garden is a second patio for entertaining surrounded by well stocked flower borders. Steps lead down to a lawn with a cosy summer house that has power and lighting. At the bottom of the garden is a gravelled area with vegetable beds, a greenhouse and two fully functional sheds with power, lighting and access to the trailway through a wooden gate. A car port is a short walk away and will accommodate two cars.

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 Spetisbury Primary School, Bryanston School and The Blandford School. Primary education can be found within Blandford Forum.

DIRECTIONS

[what3words:///sculpture.slugs.vertical](https://www.what3words.com/sculpture.slugs.vertical)

SERVICES

Mains electric, water and drainage. Gas central heating. Broadband- Standard, Superfast & Ultrafast broadband is available.

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

MATERIAL INFORMATION

Council Tax Band - C

EPC - C

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



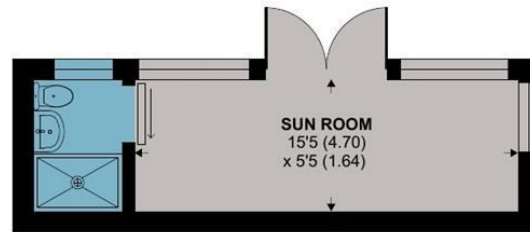
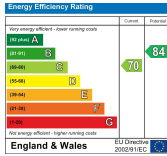
The Close, Charlton Marshall, Blandford Forum

Approximate Area = 830 sq ft / 77.1 sq m

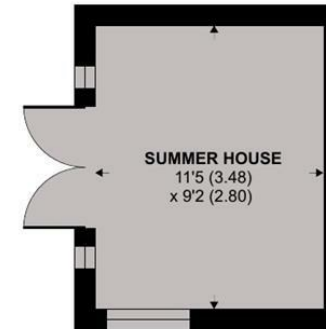
Outbuildings = 209 sq ft / 19.4 sq m

Total = 1039 sq ft / 96.5 sq m

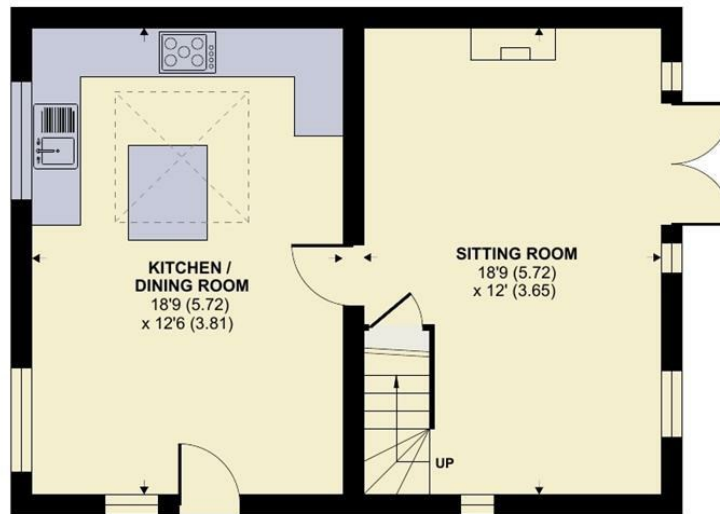
For identification only - Not to scale



OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Symonds & Sampson. REF: 1269893



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