

The image shows a three-story white building with a textured facade. The central entrance features a white door with a glass panel and a small triangular pediment above it. To the right of the entrance is a large white door with black metal hardware. The building has several windows, including a large multi-paned window on the left and a smaller one on the right. A small sign above the entrance door reads "The Old Inn". The foreground is a green lawn with some potted plants and a small tree. A dark green banner is at the bottom of the image.

Symonds  
& Sampson

# The Old Inn

4 Gravel Lane, Charlton Marshall, Blandford Forum



# The Old Inn

4 Gravel Lane  
Charlton Marshall  
Blandford Forum  
DT11 9NS

A beautifully presented four-bedroom terraced cottage which sits on the banks of the River Stour with fishing and mooring rights in a quiet village location.



- Charming character cottage
- Stunning riverside views
- Desirable village location
- Spacious accommodation
- Character and original features
  - Three reception rooms
- River frontage with fishing and mooring rights
  - Courtyard garden
  - Garage

Guide Price £435,000

Freehold

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



## ACCOMMODATION

A charming four double bedroom cottage which sits on the banks of the River Stour, overlooking an island where the river divides itself. This utterly delightful cottage forms the main part of what was The Bricklayers Arms, and the building dates from 1850. The pub itself closed in the 1950's and now forms part of a row of very pretty residential cottages.

Through the entrance, via a tiled porch, you are welcomed by a spacious reception room, with a tiled floor and a door to the downstairs cloakroom. The room has a window into the Old Stable (now a garage) and a coat cupboard with built-in shelf. In the corner of the room is a pretty, fitted glass fronted display cabinet. The spacious sitting/dining room has a tiled floor and a large inglenook fireplace, complete with wood burner and two interior brick shelves. A distinctive beam is the centrepiece of this lovely fireplace. The raised hearth is built from original flagstones, which really show off this beautiful feature. French doors open out to the pretty terrace. Up a tiled step with hardwood inlay, you enter the bright kitchen, with an immediate view of the garden and island. The kitchen has a tiled floor with door opening out onto the garden. There are spacious cupboards as well as a dual gas and electric range with fan assisted oven. The door from the sitting/dining room opens into the large sitting room. Up a Portland Stone step and the flagstones of every size catch the eye as you enter this bright dual aspect room, with a large open fire and original beam.

On the first floor the master bedroom, which has views over the River Stour, a fireplace and ceiling beams, louvered doors leads into an amazing, bright, and well-equipped large Jack and Jill bathroom with a free-standing bath, shower, wash basin, and w.c. There is a family shower room and another light, good-size double bedroom with original features at the front of the house. Two bedrooms are located on the second floor with bedroom 3 having outstanding views over the River, island and surrounding fields, combined with a wall shelf and built-in wardrobe for storage, and bedroom 4 has views over the lane and fields beyond.

## OUTSIDE

The rear garden is well planted with border shrubs and flowers, the calm and quaintness of the River is very tranquil indeed, many hours can fly by watching kingfishers, swans, ducks, deer on the island and visiting otters! Wooden planter tubs feature all over the garden, with a fishing pond, concrete paving and a generous wooden decking area perfect for dining al-fresco. Wooden railings surround the whole complex with spacious steps down to the water and mooring/fishing peg. For fishing enthusiasts, the Stour has numerous fish specimens, both course and game, including some large Pike. The property comes with a small rowing boat and benefits from Fishing and Riparian Rights. Attached is the garage with power and light and an access door to the rear garden.

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

## DIRECTIONS

What3words///budget.rails.steady

## SERVICES

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

Mobile phone coverage- Network coverage is limited indoors but likely outdoors.

(Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band - E

EPC - D

Flying Freehold over Number 2.

There is no recorded flood risk at the property.

<https://www.gov.uk/check-long-term-flood-risk>





# Gravel Lane, Charlton Marshall, Blandford Forum

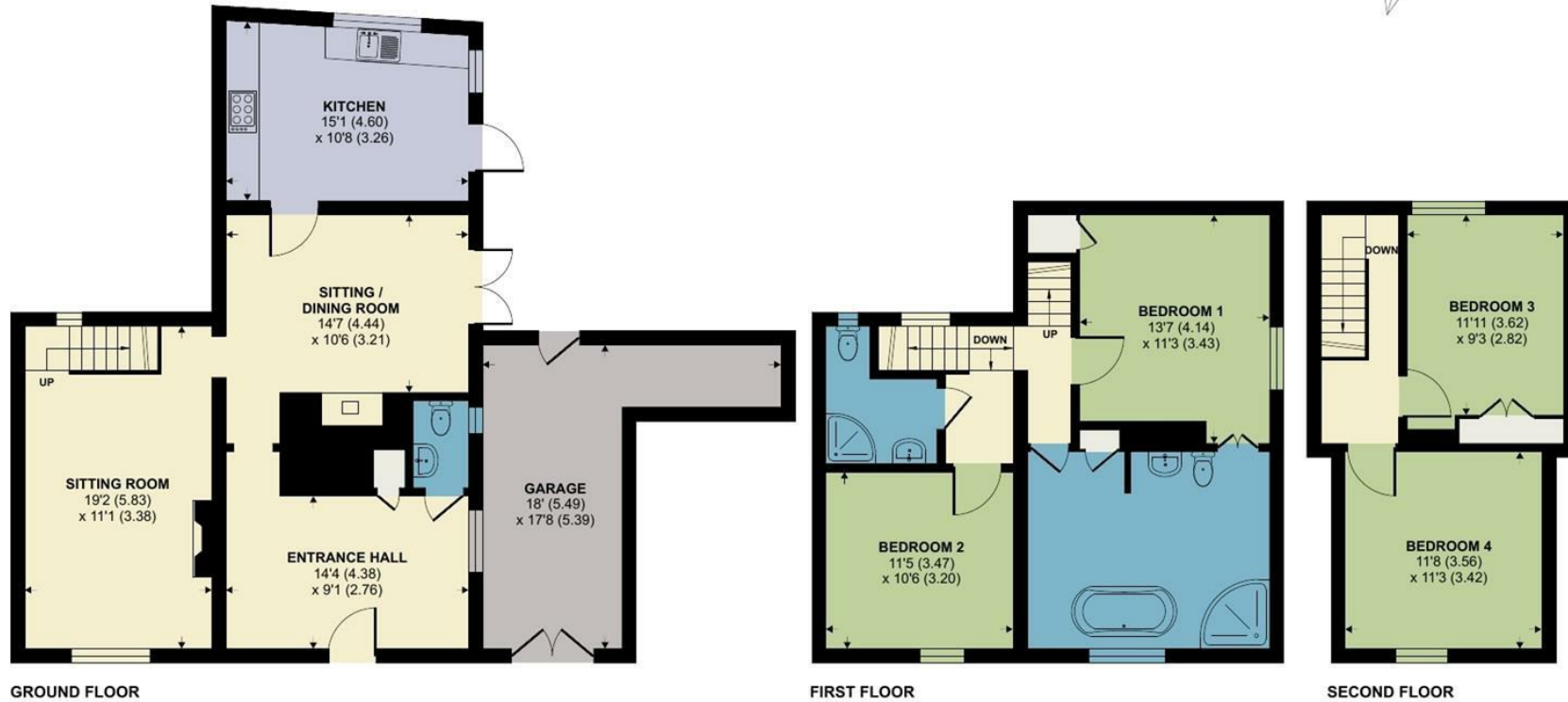
Approximate Area = 1690 sq ft / 157 sq m

Garage = 184 sq ft / 17 sq m

Total = 1874 sq ft / 174 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100-91 A	80
90-81 B	57
80-65 C	
55-48 D	
44-39 E	
35-29 F	
25-19 G	
15-10 H	
10-5 I	
0-4 J	
Below 1 K	
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). Produced for Symonds & Sampson. REF: 1270631

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Blandford/RB/April 2025



01258 452670

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



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