

Symonds
& Sampson

Fairfield Lodge

Salisbury Road, Blandford Forum, Dorset

Fairfield Lodge

Salisbury Road
Blandford Forum
DT11 7HL

A spacious and versatile period home boasting a wealth of character features, sunny garden and off road parking, close to amenities. Offered to the market with no forward chain.



- No forward chain
- Character home close to amenities & railway
 - Off road parking for several vehicles
 - Landscaped & sunny garden
 - Spacious & light rooms
- Sitting room with bay window & feature fireplace
 - Cellar

Guide Price £400,000

Share of Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Fairfield Lodge is a charming character home situated in the heart of the Blandford and just a short walk to a wide range of amenities. The house is believed to have been a former Doctors residence and the house is entered via a glazed porch leading to an impressive hallway set with detailed tile flooring and a sweeping wooden stair case. The sitting room enjoys a dual aspect benefitting from a large bay window flooding the room with light, and a feature open fireplace and chimney breast as a focal point to the room. The dining room has beautifully restored French doors leading to the garden, a generous room currently arranged with a dining suite and home office. The kitchen comprises of a range of wall and base units and is laid with flag stone flooring and includes a pantry. The ground floor also includes a good sized double bedroom with a large window that includes built in blinds and leads to the ensuite shower room. Completing the arrangement is access to a cellar which is currently used for storage.

Rising to the first floor there is a light and airy landing, the master bedroom is a generous room enjoying a dual aspect flooding the room with light. The second bedroom is also a generous double and includes a comprehensive range of modern yet classicly designed built in wardrobes and storage. The bathroom comprises of a range of P shaped bath with an overhead shower, basin and w.c.

OUTSIDE

The property is approached by a substantial brick paved driveway offering parking for several vehicles. Steps lead to the front door with a gate leading to the sunny and private garden, which has been tastefully landscaped. The garden enjoys a patio area for outside dining with the rest laid to stone and bound by colourful borders and trees. Just opposite the driveway is an access point to the North Dorset railway which is tree lined former railway line leading to the village of Stourpaine, Shillingstone & Child Okeford.

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, Clayesmore, 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:///scoop.cabs.outlined](https://www.what3words.com/scoop.cabs.outlined)

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Share of freehold, roof and walls responsibility split 50:50 with neighbour, ad-hoc maintenance.

Council Tax Band - B

EPC - D

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>

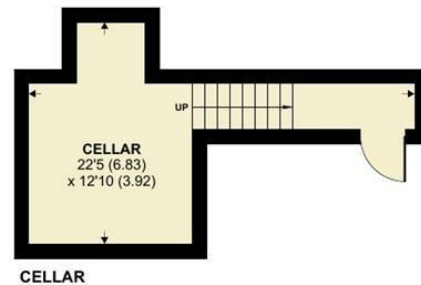
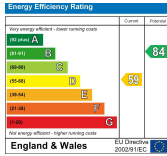
<https://www.gov.uk/check-long-term-flood-risk>



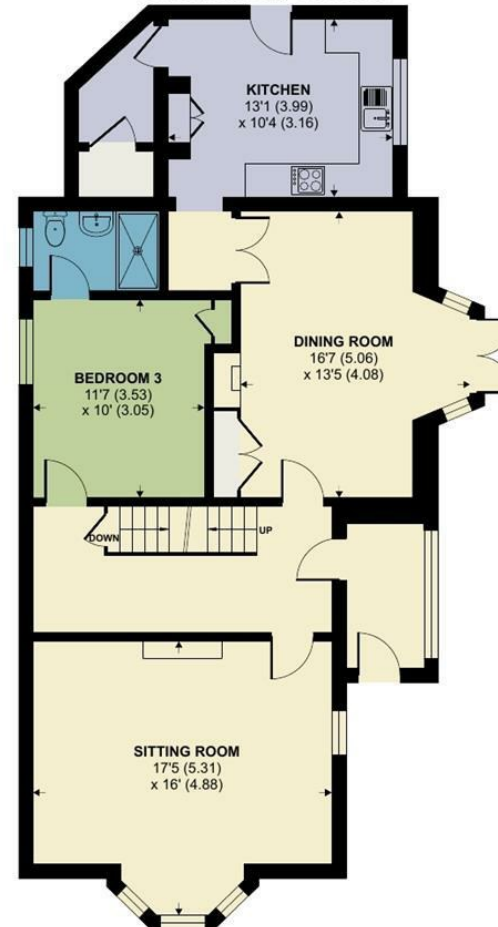
Fairfield Lodge, Salisbury Road, Blandford Forum

Approximate Area = 1822 sq ft / 169.2 sq m

For identification only - Not to scale



CELLAR



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: 1269188



Blandford/DJP/April 2025



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