

Symonds  
& Sampson



3 The Maltings, Milton Abbas, Blandford Forum, Dorset



### 3 The Maltings Milton Abbas Blandford Forum Dorset DT11 0BH

A charming Grade II listed character property in a small development, boasting generous reception rooms, with a beautiful communal garden, offered to the market with no forward chain.



- No forward chain
- Grade II listed
- Tucked away location
- Garage & allocated parking
- Courtyard and communal garden
- Spacious reception rooms

Guide Price £370,000  
Freehold

Blandford Forum Sales  
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## ACCOMMODATION

The Maltings is a charming, characterful home offered to the market with no forward chain. The house is arranged over three floors providing spacious and versatile accommodation. The entrance hall provides access to the kitchen/breakfast room comprising of a range of wall and base units set with a counter top and includes an electric hob and oven with space for white goods. The dining room is a good size room with character features including a chimney breast and wooden beams. Completing this floor is a cloakroom. Rising to the first floor stairs lead to an open plan sitting room with elevated views to the front and a patio door to the rear leading to the private terrace and communal garden. The bathroom comprises of a modern suite of L shaped bath with overhead shower, basin and w.c. A bedroom is situated on this floor. The top floor comprises of a master bedroom with views to the rear and includes built in storage and a further bedroom which would accommodate a single bed or make an ideal office.

## OUTSIDE

The property is approached by a shared gravel driveway to the front with an allocated parking space and a single garage in a block, which benefits light and power. From the

dwelling there is a private courtyard for outside dining which is bound by a raised bed with steps leading to the beautifully landscaped communal garden which enjoys a variety of settings including lawned areas, well stocked and colourful beds and trees.

## SITUATION

Milton Abbas is an historic Dorset village lying within a designated Conservation Area, predominantly made up of thatched cob cottages and having a famous public school adjoining the Abbey. Village amenities include a general store, sub-post office a public house, doctor's surgery, children's playground, St James Church and Reading Rooms, with a farm shop and riding stables close by. The village holds a biannual 18th century street fair of market and craft stalls. School catchment area for The Dunbury Primary and Blandford Secondary Schools. The market town of Blandford Forum is approximately 7 miles and the county town of Dorchester is approximately 10 miles. Sporting activities are varied with golf available at the Mid-Dorset and Ashley Wood golf clubs and sailing at Poole, approximately 20 miles.

## DIRECTIONS

What3words///field.angel.dentistry

## SERVICES

Mains electricity, water and drainage. Heating by Rointe energy efficient electric radiators

## MATERIAL INFORMATION

Council Tax Band - E

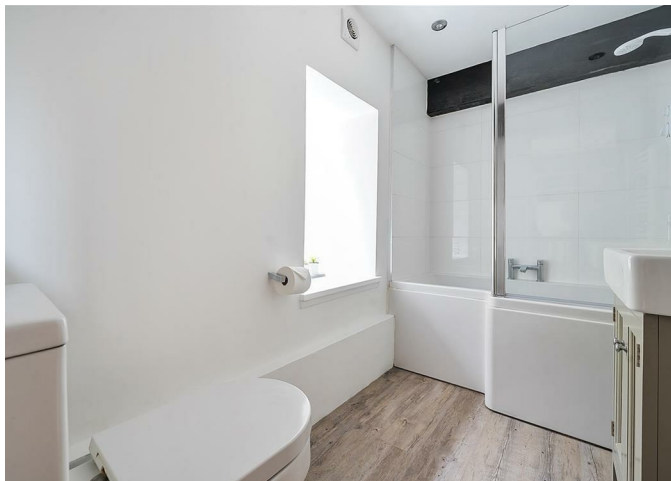
EPC - Exempt

Residents Management Company service charge £660 per annum

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>



# Milton Abbas, Blandford Forum

Approximate Area = 1126 sq ft / 104.6 sq m

Limited Use Area(s) = 255 sq ft / 23.6 sq m

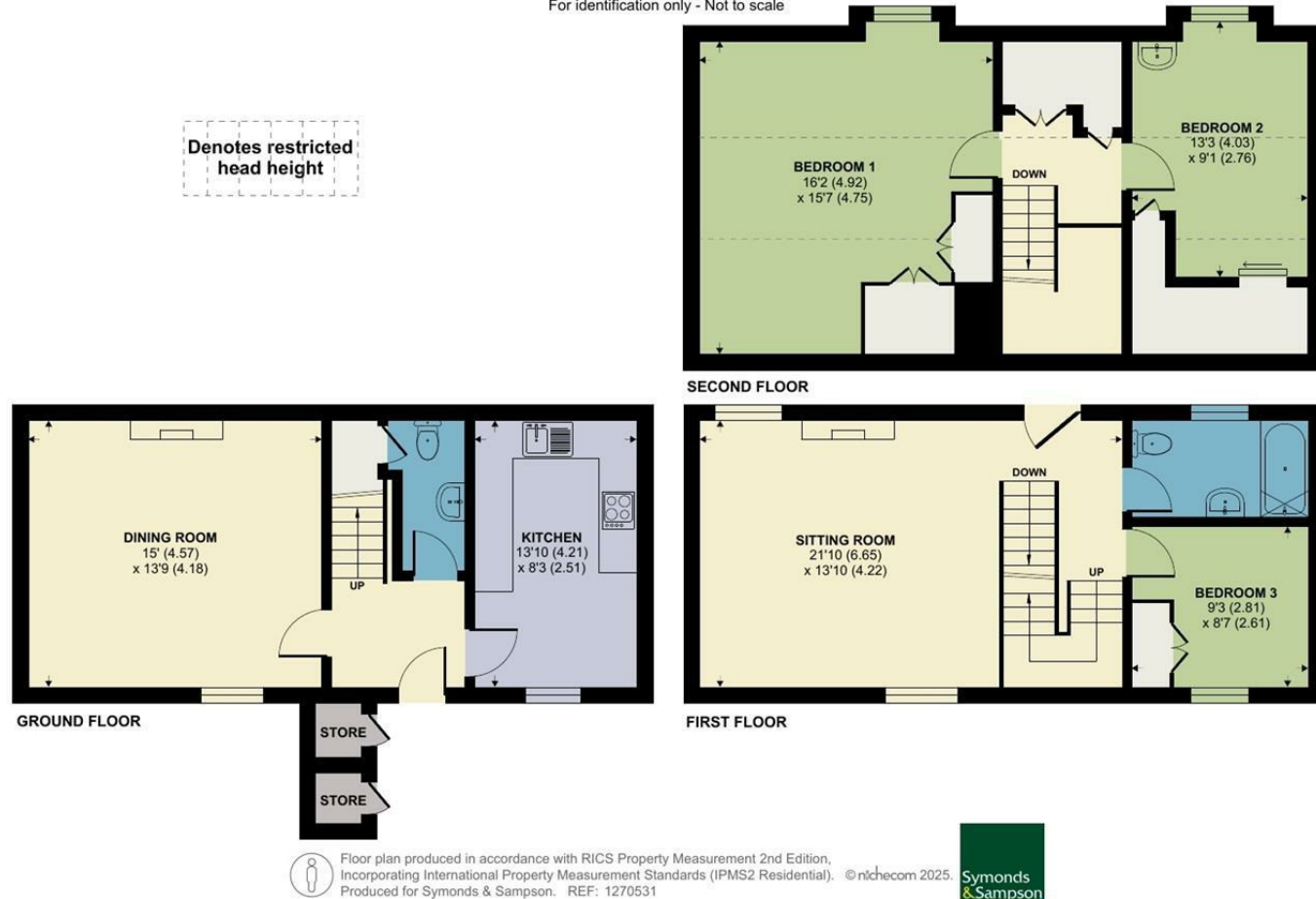
Outbuildings = 13 sq ft / 1.2 sq m

Total = 1394 sq ft / 129.4 sq m

For identification only - Not to scale



Denotes restricted  
head height



Blandford/DJP/April 2025



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