





## 12 Cadley Close Blandford Forum DT11 7RY

An immaculate four-bedroom family home that has been extended and tastefully updated in a desirable cul-de-sac location on the outskirts of the town centre.



- Modernised & extended home
  - Stylish kitchen/diner
  - Spacious sitting room
- Underfloor heating on ground floor
  - Utility room
- Tastefully updated bathrooms
  - South facing rear garden
- Garage and parking for several cars

Guide Price £475,000  
Freehold

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## ACCOMMODATION

An immaculate four-bedroom family home that has been extended and tastefully updated in a desirable cul-de-sac location on the outskirts of the town centre.

Upon entry to the home is a recently added internal porch ideal for coats. Through the hallway you are greeted by a large contemporary open plan kitchen/diner overlooking the rear garden which comprises of a range of wall and base units, a Rangemaster cooker with extractor hood over plus integrated appliances including fridge freezer and dishwasher. The dining area is perfect for entertaining with UPVC doors out to the garden. This conveniently leads into a downstairs cloakroom with a utility area to the right containing a worktop, integrated microwave and further space for white goods. Completing the ground floor is a light and airy sitting room looking out onto the front with underfloor heating covering the majority of downstairs. There is cupboard space in the entrance hall offering additional storage.

Rising to the first floor, all the bedrooms are accessed via the landing. The master bedroom is a light room with the added benefit of a four-door built in wardrobe. This is coupled with a tastefully updated ensuite comprising of a large walk-in shower, w.c. and basin. The second bedroom overlooks the front of the property and is a large room with

a mezzanine ideal as a book nook, snug or gaming station. The third and fourth bedrooms look out onto the front with the smallest room currently used as a study. Completing the first floor, is a modern family bathroom comprising of a corner jacuzzi bath with shower overhead, basin and w.c.

## OUTSIDE

A large driveway sits to the front of the property capable of accommodating at least three cars plus an integrated garage ideal for storage. The is also a well presented front lawn and a path allowing side access to the rear. The generously sized southerly facing rear garden is predominantly laid to lawn and includes two sheds. There is a paved area surrounding the rear of the house which is perfect for outside dining. Rear access is also available with the garden bound by an established hedgerow.

## 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///wishes.vessel.vows](https://www.what3words.com/wishes.vessel.vows)

## SERVICES

Mains gas, electric, drainage and water. Underfloor heating on ground floor except hallway.

Broadband- Standard, Superfast & Ultrafast broadband is available.

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

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

## MATERIAL INFORMATION

Dorset Council- 01305 211970

Council Tax Band - D

EPC- C

There is no recorded flood risk at the property.

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



# Cadley Close, Blandford Forum

Approximate Area = 1265 sq ft / 117.5 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

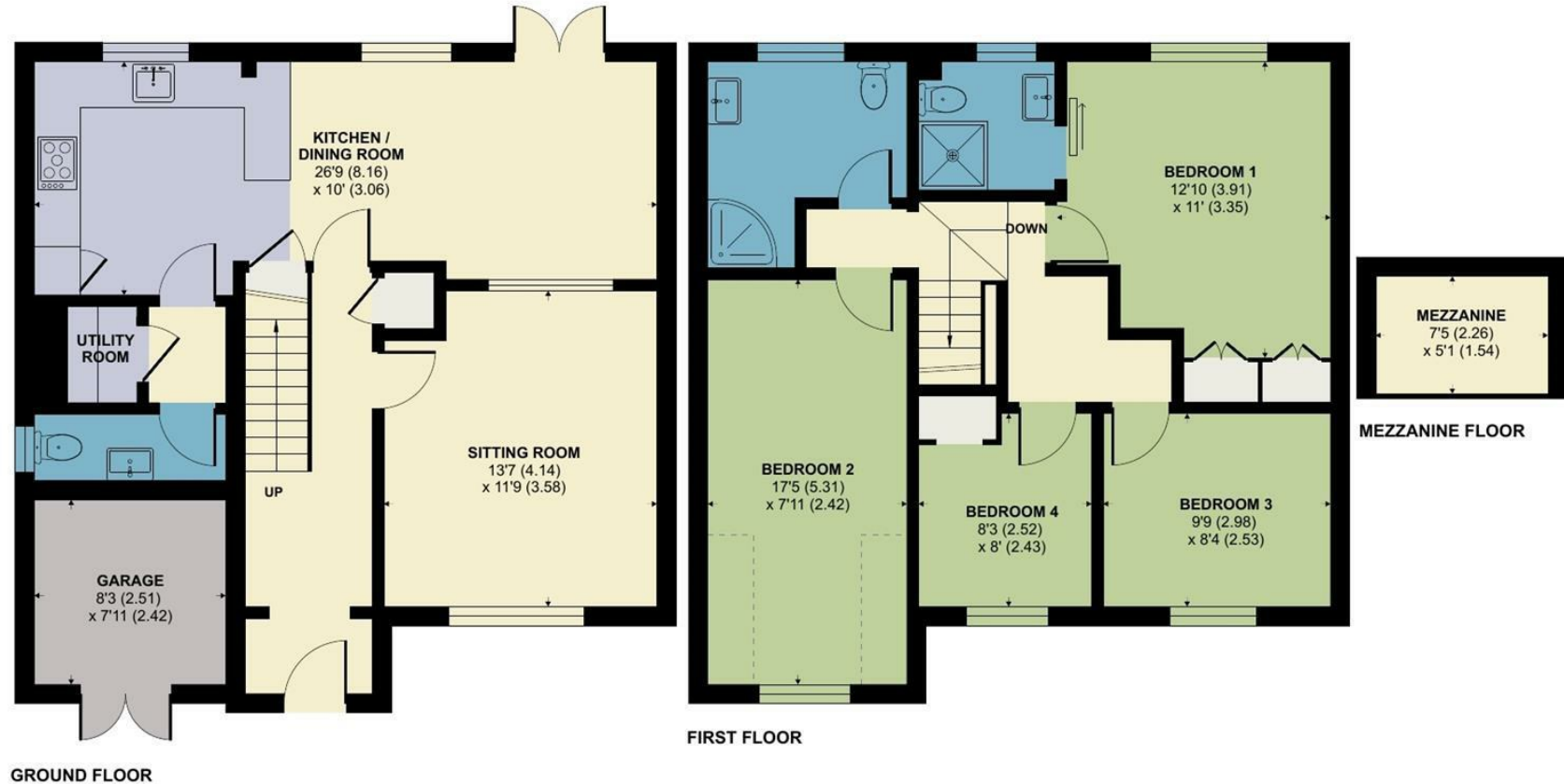
Garage = 65 sq ft / 6 sq m

Total = 1355 sq ft / 125.8 sq m

For identification only - Not to scale

Denotes restricted  
head height

Energy Efficiency Rating	
Very energy efficient - lower 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)	
Very energy inefficient - higher running costs	
Current	72
Potential	83
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). © nrschecom 2025. Produced for Symonds & Sampson. REF: 1282516



Blandford/RB/April 2025



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