



11 The Close
Blandford Forum
Dorset
DT11 7HA

A deceptively spacious four-bedroom detached family home with generous parking located in the heart of Blandford Town Centre.



- No onward chain
- Within easy walking distance of town centre
- Spacious accommodation throughout
 - Kitchen/Breakfast room
 - Sitting room with wood burner
 - Three large double bedrooms
 - Ensuite to master bedroom
 - Loft rooms
 - Enclosed rear garden
- Garage with allocated parking for several cars

Offers In Excess Of £425,000
Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

A deceptively spacious four-bedroom detached family home with generous parking located in the heart of Blandford Town Centre.

The ground floor features a spacious kitchen/breakfast room, a cosy lounge with wood burner, family room and a separate dining room looking out to the rear perfect for entertaining or family meals. There is also a downstairs cloakroom with space for white goods and a useful cellar. On the first floor, you'll find three generously sized double bedrooms with an ensuite to the master bedroom and a modern family bathroom. The second floor offers a fourth bedroom and a versatile attic space, ideal as an office or additional storage.

OUTSIDE

Additional benefits include a garage with up and over electric door, off-road parking for several cars to the side of the property with EV charger and an enclosed rear garden that enjoys sunlight throughout the day perfect for seamless indoor-outdoor living.

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///handy.insterting.liquid

SERVICES

All mains services are connected.

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

The indoor coverage is limited and outdoor is likely.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC - D

There is no recorded flood risk at the property.

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



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	
England & Wales	EU Directive 2002/91/EC

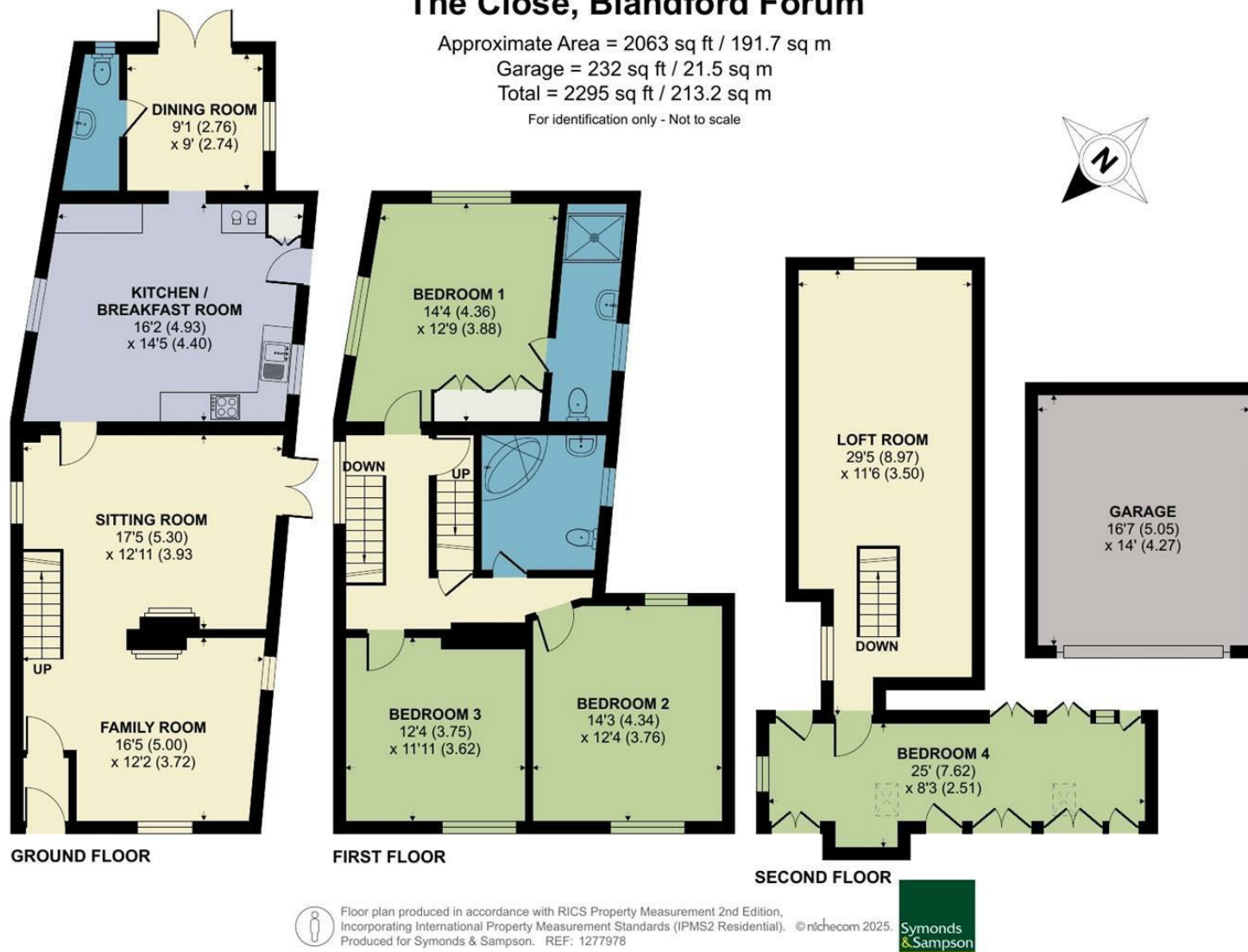
The Close, Blandford Forum

Approximate Area = 2063 sq ft / 191.7 sq m

Garage = 232 sq ft / 21.5 sq m

Total = 2295 sq ft / 213.2 sq m

For identification only - Not to scale



Blandford/RB/Revised October 2025



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