



Symonds  
& Sampson

## 2 Gallop Cottages

Spetisbury, Blandford Forum, Dorset



# 2 Gallop Cottages

Spetisbury  
Blandford Forum  
DT11 9ED

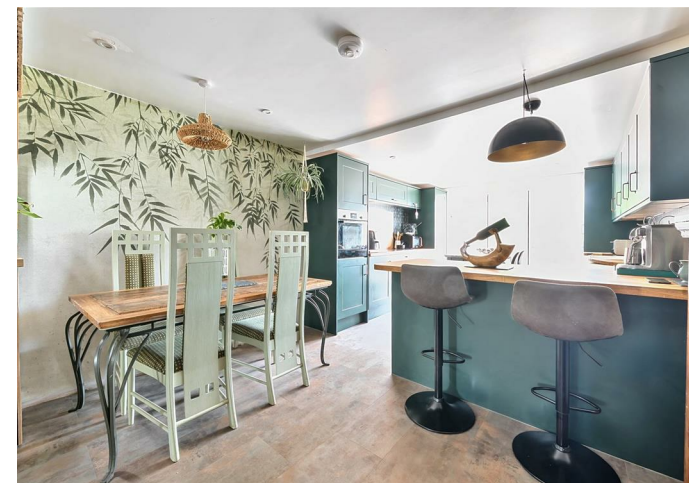
A beautifully modernised and extended three-bedroom period cottage on the edge of this popular village with delightful countryside views.



- Popular village location
- Versatile accommodation
- Modern kitchen/diner
  - Open plan living
- Three tastefully updated bathrooms
  - Fantastic countryside views
  - Generous gardens
  - Home office
- Off-road parking for several cars
  - Garage

Guide Price £425,000  
Freehold

Blandford Forum Sales  
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## ACCOMMODATION

A beautifully modernised and extended three-bedroom period cottage on the edge of this popular village with delightful countryside views.

The property is accessed via a spacious and light entrance hall which conveniently flows into the open plan living area throughout the ground floor. The cosy sitting room enjoys a feature brick fireplace with an electric fire as the focal point. The stylishly modern kitchen diner is perfect for entertaining and comprises of a range of wall and base units with wooden countertop, composite sink and drainer plus integrated appliances including fridge freezer, dishwasher, washing machine, electric double oven and hob with extractor hood over. The kitchen also benefits from underfloor heating and bifold doors out to the rear garden. Completing the ground floor, is the optional bedroom or snug overlooking the front coupled with a tastefully updated and fully tiled shower room comprising of a walk-in shower, basin and w.c.

Rising to the first floor, the two double bedrooms are accessed via a landing. The master bedroom enjoys stunning far reaching views over farmland at the rear. This room benefits from a walk-in wardrobe, underfloor heating and a recently updated ensuite bathroom comprising of a corner bath, w.c. and his-and-hers sink with cupboard space

underneath. The second bedroom overlooks the front of the property and includes cupboard space and a freestanding wardrobe, plus a modern ensuite comprising of a walk-in rainfall shower, basin and w.c.

## OUTSIDE

The gardens and grounds are a particular feature of the property. A shared driveway leads to a gravelled parking area which allows access to the front garden via a wooden gate. There are a range of outbuildings to include a home office ideal for working from home, workshop, garden shed and paved areas for garden furniture. There is a feature pond and well with a mature garden mainly laid to lawn boasting apple and pear trees. There is an additional paved and decked area of garden accessed from the kitchen providing a space to enjoy the surrounding countryside. The property also benefits from a single garage with further storage space behind.

## SITUATION

Spetisbury village is situated on the banks of the River Stour, 3 miles from Blandford, 10 miles from Poole and Wimborne 7 miles. Local amenities include Parish Church and Primary School. 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:///friday.ranged.forge

## MATERIAL INFORMATION

Mains gas, electric, water and septic tank drainage.  
Dorset Council Tax Band - D  
EPC - C

There is mobile signal and Superfast 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>



# Spetisbury, Blandford Forum

Approximate Area = 1151 sq ft / 106.9 sq m

Garage = 132 sq ft / 12.2 sq m

Outbuildings = 298 sq ft / 27.6 sq m

Total = 1581 sq ft / 146.7 sq m

For identification only - Not to scale

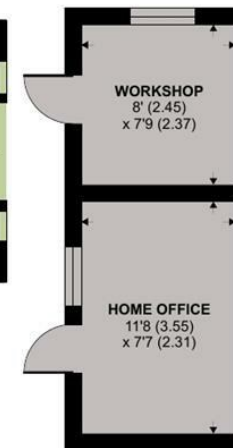
Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	69	80
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



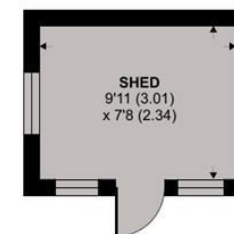
FIRST FLOOR



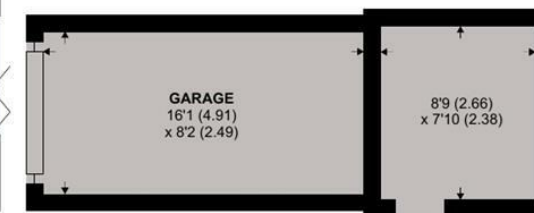
GROUND FLOOR



OUTBUILDING 2 / 3



OUTBUILDING 4



GARAGE / OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1288028



Blandford/RB/May 2025



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