



18

St. Leonards Avenue, Blandford Forum,

18 St. Leonards Avenue
Blandford Forum
Dorset
DT11 7NZ

A sympathetically renovated and spacious character home situated in the heart of Blandford with outstanding views, boasting modern living and basement level, which could be used as a home office or for multi generation buyers.



- Charming character property
- Walking distance to Blandford Town Centre
- Impressive open plan kitchen dining room
 - Elevated deck with views
- Basement level arranged as a gym and games room
 - Spacious and versatile accommodation
 - Scope to work from home
 - Sunny tiered rear garden

Guide Price £830,000

Freehold

Blandford Sales
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ACCOMMODATION

This wonderful family home blends character charm with modern decoration set over four floors offering spacious and versatile accommodation, enjoying an elevated position with wonderful views. The focal point of the house is the light and airy kitchen dining room, with a pair of French doors leading to a raised deck area with excellent views. The room has a lovely informal feel with an area to relax with sofas and arm chairs, with a large patio door leading to the excellent deck which is ideal for outside dining. The room includes space for a dining suite and the kitchen comprises of a range of classic yet contemporary wall and base units set with a wooden counter top and breakfast bar with charming pendant lights above. The kitchen has a range of integrated appliances including a integrated boil water tap, Range cooker, fridge freezer, and dishwasher. The sitting room is a dual aspect room and enjoys a feature chimney breast and wood burner as a focal point to the room. A study is arranged to the front of the house, which enjoys a bay window, currently utilised as a home office it could be re arranged as a formal dining room.

The master bedroom is a particular feature enjoying elevated views with French doors leading to a balcony overlooking Blandford and the surrounding countryside and a modern ensuite bathroom. The second and third bedrooms both accommodate double beds, the second has access to the jack and jill family bathroom and the third bedroom has an ensuite shower room. Two further bedrooms are situated on the top floor and make an ideal area for teenage or university age children.

The house also benefits from a basement level which currently houses a utility area, cloakroom, gym and a fun games room with French doors providing access to the rear garden. This level could be repurposed into an annexe or a large space for home working.





OUTSIDE

The property is approached by a brick paved driveway offering parking for several cars bound by a hedge providing a good degree of privacy. The rear garden enjoys a sunny elevation with some views. Adjoining the house is a partially enclosed deck which is ideal for outside dining leading to a patio currently arranged with a hot tub (could be included by separate negotiation) together with a further seated area under a pagoda. The remainder of the

garden is terraced and mainly laid to lawn bound by established hedgerows and trees. The bottom terrace includes a shed and could house a larger shed or separate home office.

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:///quicksand.feuds.basin

SERVICES

Mains gas, electric, water and drainage.
Gas central heating.

MATERIAL INFORMATION

Dorset Council 01305 211 970

Council tax band F

EPC E

There is an access agreement between the neighbouring properties for maintenance.

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>

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Approximate Area = 2880 sq ft / 267.5 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 2918 sq ft / 271 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower running costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Less than average	E		
Below minimum energy efficiency standard	F		
Very poor energy efficiency (higher running costs)	G		
Minimum energy efficiency standard			
England & Wales		EU Directive 2002/91/EC	



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1287879



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