



Kings Road
Blandford Forum
Dorset
DT11 7LB

An individual and spacious home enjoying an elevated position boasting two balconies offering wonderful views. Arranged over three levels, sitting on a private plot and includes a summer house / office in the garden with light & power.



- Individual home enjoying elevated views
 - Close to amenities
 - Deceptive garden
- Summer house / office with light & power
- Substantial basement level ideal for a workshop/storage
 - Good sized kitchen dining room
 - Spacious & versatile bedrooms

Guide Price £595,000
Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

A truly unique property offering spacious and versatile accommodation benefitting from an elevated position enjoying views of the surrounding countryside. The heart of the home is the large kitchen dining room which has a dual aspect flooding the room with light. The kitchen area comprises of a range of wall and base units set with a counter top, and includes a granite composite sink, Neff electric oven with slide and hide door and AEG induction hob, with space for a dishwasher and freestanding fridge freezer. The room enjoys a door leading to the balcony and is arranged with a six seater dining table and chairs together with a sofa. The sitting room is a generous and light room boasting a dual aspect and is arranged with large pieces of furniture. A further reception room is currently arranged with a sofa bed and a 'home cinema' but could accommodate a double bed. The useful utility room houses the white goods and provides access both to outside and to the ground floor shower room, comprising of a level access shower, basin and w.c., making the ground floor ideal for single storey living or for an elderly relative to visit.

Rising to the first floor there is a spacious landing, currently arranged with gym equipment. The master bedroom is a generous room with a large walk in wardrobe set into the eaves, the room offers potential for an ensuite. There is an additional balcony from the master bedroom with wonderful elevated views of Blandford and the surrounding countryside. The second and third bedrooms would both accommodate double beds and include built in storage. The family bathroom comprises of a bath with overhead shower, w.c, bidet and two basins as well as an additional cloakroom comprising of a w.c. and basin. Several of the bedrooms and the balcony offer access to eaves storage.





OUTSIDE

The property is approached by a brick paved driveway providing parking for several vehicles and access to the single garage. The wrap around garden enjoys a sunny aspect from morning to evening, and is predominantly laid to lawn bound by established hedgerows and trees providing a good degree of privacy and shade on occasion. Paths have been laid around the house and to key parts of the garden with several paved areas for suitable for outside dining. The house includes a large basement accessed from

the garden, currently used for storage and as a workshop, it could make an ideal home office. There is a separate wooden summer house, benefitting from light and power which is used throughout the year and a geodesic greenhouse.

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.com/latched.clerics.detective

SERVICES

Mains electric, water, drainage and gas central heating & hot water with Hive control system (boiler installed in 2022).

Solar panels PV solar – 4KW

Excess electric storage via heating water in immersion tank.

FIT with Octopus Energy

Solar Thermal – hot water: 1.81KW

Nuair MVHR system (Mechanical Ventilation with Heat Recovery)

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

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. The property will be left unfurnished.

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

<https://www.gov.uk/check-long-term-flood-risk>
Rainwater harvesting for solar pumped garden irrigation system
Triple glazing

Kings Road, Blandford Forum

Approximate Area = 2813 sq ft / 261.3 sq m

Garage = 174 sq ft / 16.1 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 3097 sq ft / 287.6 sq m

For identification only - Not to scale

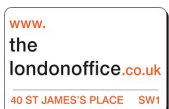
Energy Efficiency Rating		Current	Potential
For energy efficient - lower rating is better			
A	92-100	77	78
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
For energy efficient - higher rating is better			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1288296



Blandford/DP/May 25



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT