



Symonds  
& Sampson

# Myrtle Cottage

High Street, Spetisbury, Blandford Forum



# Myrtle Cottage

High Street  
Spetisbury  
Blandford Forum  
DT11 9DL

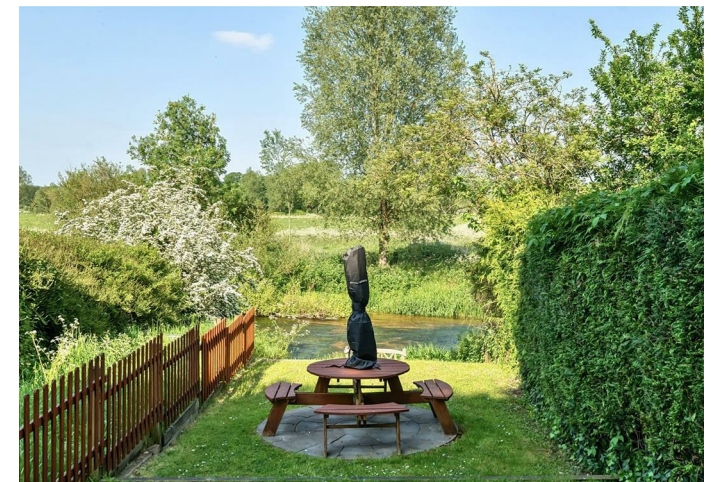
A charming period cottage over three storeys with a generous riverside rear garden located within this popular village.



- Charming character cottage
- Stunning riverside views
- Desirable village location
- Modern bathroom & kitchen
- Three good sized bedrooms
- Impressive rear garden with river access
- Summer house & home office
- Parking available on road

Offers In Excess Of £300,000  
Freehold

Blandford Sales  
01258 452670  
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## ACCOMODATION

A charming period cottage over three storeys with a generous riverside rear garden located within this popular village.

Upon entry to the property is a spacious and cosy sitting room with a central feature fire place as a focal point. The living area conveniently flows into a dining room which is great for entertaining with a rear door giving external access. The modern kitchen comprises of a range of wall and base units with a wooden countertop, four ring gas hob, electric fitted oven below and space undercounter for a washing machine, fridge and freezer. There is plentiful worktop space with a ceramic sink and drainer. The rear lobby area provides further storage space and a rear external door. Completing the ground floor, is a spacious fully tiled family bathroom comprising of a corner bath with a rainfall shower over head, basin and w.c.

Rising to the first floor there are two double bedrooms. The main bedroom has a feature fireplace with space for a freestanding wardrobe and the second bedroom has two built-in cupboards looking out onto the rear garden. A return stairs provides access to the third bedroom which also enjoys stunning far reaching views and there is a built-in wardrobe. On the landing there is useful eves storage.

## OUTSIDE

The impressive rear garden is a particular feature of the property, and there is direct river access to the far end, making this home perfect for buyers who like kayaking or outdoor pursuits. A pathway from the house leads to the insulated timber outbuilding which has currently been set up as a home office ideal for those working from home and beyond this space is a Indian sandstone patio. The garden also benefits from a shed and a fantastic timber 'log cabin' which makes a superb area for relaxation in the summer months.



## 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:///noon.plants.costly

## MATERIAL INFORMATION

Mains gas, electric, water and drainage.

Dorset Council Tax Band - C

EPC - E

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>





# High Street, Spetisbury, Blandford Forum

Approximate Area = 784 sq ft / 72.8 sq m

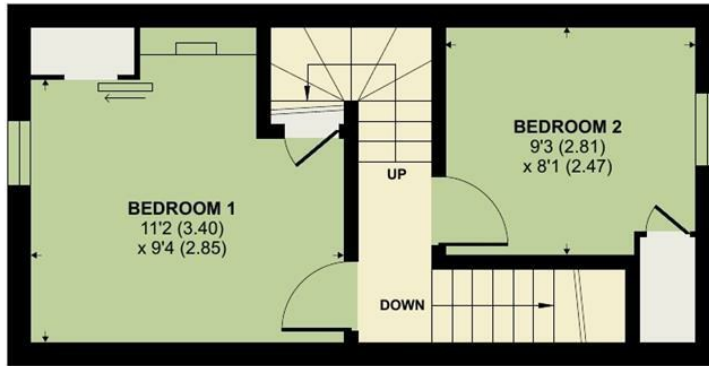
Outbuilding = 46 sq ft / 4.2 sq m

Total = 830 sq ft / 77 sq m

For identification only - Not to scale

Denotes restricted  
head height

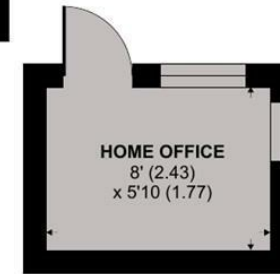
Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
Very energy efficient - lower running costs	Potential
A	78
B	
C	
D	
E	
F	
G	
England & Wales	
EU Directive 2002/91/EC	



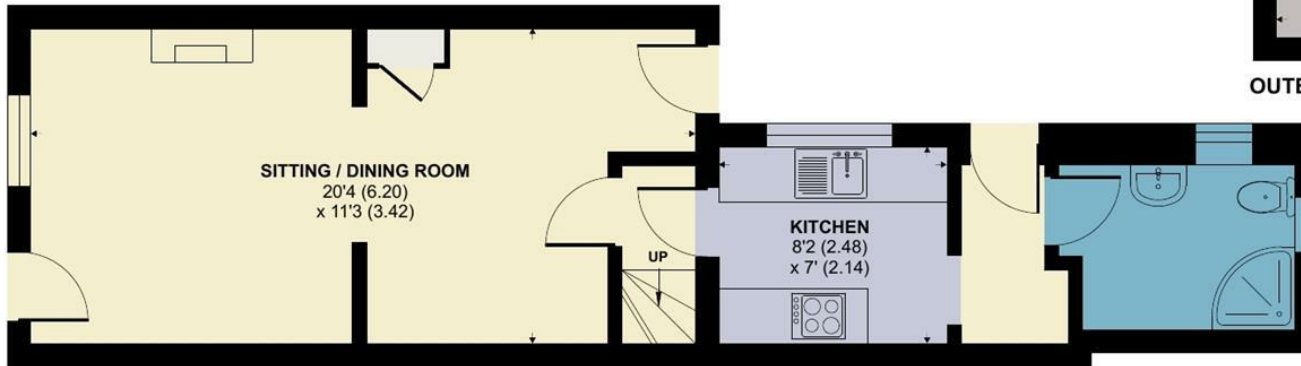
FIRST FLOOR



SECOND FLOOR



OUTBUILDING



GROUND FLOOR



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: 1294140



Blandford/RB/May 2025



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