



63a Salisbury Street
Blandford Forum
DT11 7PY

A recently renovated character Grade II Listed home situated close to amenities with a sunny and quiet courtyard garden. Includes a modern kitchen dining room, spacious bedrooms and a study.



- Charming Grade II listed home
- Situated in the heart of town
- Offering a quiet & sunny courtyard garden
 - Tastefully renovated
- Generous & modern kitchen dining room
 - Sitting room with wood burner
 - Three bedrooms & a study

Guide Price **£415,000**

Flying Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

A charming character house which has been recently modernised, situated in the heart of town but enjoying a quiet setting with a sunny courtyard garden. The heart of the home is the spacious and recently fitted kitchen dining room, benefitting from two velux windows flooding the room with light. The kitchen comprises of a comprehensive range of wall and base units set with a wooden counter top, includes a sink, range style cooker, integrated fridge freezer and dishwasher. The room is arranged with a dining suite and has a handy storage area together with a small utility and cloakroom. The sitting room is a nice sized room with several character features including a wood burner, wooden floors, and high ceilings.

The master bedroom is a particularly generous room with views of the garden, it includes a decorative fireplace, and a stylish ensuite bathroom. This floor also includes a guest bedroom which could accommodate a double bed and the modern family bathroom, comprising of a bath, shower, w.c. and basin, completing this level is a study area currently arranged with a desk. The top floor houses a further bedroom, ensuite and reception/ study area.

OUTSIDE

The property is set back from the main road and is accessed via a shared entrance with a right of way across

neighbouring properties. The garden enjoys a peaceful setting for a town centre location, benefitting from a sunny aspect. The garden is arranged with several terraces which is ideal for outside dining in the sunshine throughout the day. The garden has a lawned area, together with box hedging, mature trees and plants.

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. 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:///blame.ridiculed.astounded

SERVICES

Mains gas, electric, water and drainage

MATERIAL INFORMATION

Flying freehold

Grade II listed

Accessed via right of way across neighbouring property, next door property has right of way across the front courtyard garden.

Dorset Council 01305 211 970

Council tax band C

There is no allocated parking but public and private parking arrangements are available nearby.

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

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

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



Salisbury Street, Blandford Forum

Approximate Area = 1605 sq ft / 149.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Symonds & Sampson. REF: 1288666



Office/Neg/Date



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