



102, Downside Close, Blandford Forum,

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Blandford Forum
DT11 7SF

A family home situated in a quiet cul de sac location set along a private road, boasting a good sized plot with a detached double garage.



- Cul de sac location
- Close to amenities
 - Double garage
 - Deceptive plot
 - Conservatory
- Scope for improvement & extension (subject to relevant permissions)

Guide Price
£350,000
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

The heart of the home is the light kitchen/conservatory which overlooks the rear garden. The kitchen comprises of a range of wall and base units, with several integrated appliances including an electric hob and oven, fridge/freezer and dishwasher with space for white goods. The conservatory is arranged as an additional seating area but could accommodate a breakfast table and chairs. The L shaped sitting room has a dual aspect and is laid to laminate flooring with an electric fire as a focal point to the room. Completing the ground floor is a cloakroom.

The master and second bedrooms are both doubles with built in wardrobes. The third bedroom is currently arranged as an office but would accommodate a single bed. The family bathroom comprises of a white suite of bath with overhead electric shower, basin and w.c.

OUTSIDE

Approached via a private road leading to a double width drive way providing parking for several vehicles and access to the detached double garage, which benefits from light and power. The front garden is laid to gravel and provides an additional parking space. The rear garden is laid to artificial grass with a decking area, which is ideal for outside

dining. A pathway leads from the rear garden behind the garage to a further side garden, which is terraced and bound by a wooden fence.

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///asterisk.infringe.riot

SERVICES

Mains gas, electric, water and drainage.

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.

[https://www.ofcom.org.uk/phones-telecoms-and-](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

[internet/advice-for-consumers/advice/ofcom-checker](https://www.gov.uk/check-long-term-flood-risk)

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

Access is via a private road, shared costs with neighbouring properties



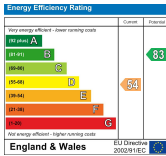
Downside Close, Blandford Forum

Approximate Area = 957 sq ft / 88.9 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 1276 sq ft / 118.5 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1295116



Blandford/DJP/May 25



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