



284 Bournemouth Road, Charlton Marshall, Blandford Forum, Dorset

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Charlton Marshall
Blandford Forum
DT11 9NG



- Grade II listed character cottage
- Spacious & versatile accommodation
 - Modern kitchen dining room
 - Sunny garden & outbuilding
- Dual aspect sitting room with feature fire place
 - Cellar

Guide Price **£600,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

The heart of the home is the renovated kitchen/dining room, which sympathetically blends modern living with character charm. The bespoke kitchen comprises of a range of shelves and base units, larder cupboard and a island set with quartz worktops. Included is a ceramic sink, range style cooker and integrated appliances. The room is laid with tiled flooring and has beautifully exposed brickwork to highlight the age and character of the building. The dining area has hanging pendant lights above the dining table and French doors leading to the sunny rear garden. The dual aspect sitting room has a feature brick fireplace as a focal point, the room has a cosy seating area with wooden beams and leads to a section overlooking the rear garden with a part vaulted ceiling revealing a gallery landing. Included within the ground floor accommodation is a sitting room, utility, shower room and bedroom with fitted wardrobes and access to the cellar. This area could be altered to become further reception rooms depending on need.

The master bedroom enjoys a dual aspect flooding the room with light and includes a built in wardrobe and an ensuite bathroom, fitted with a classic white suite. The room includes French doors leading to a wonderful balcony, which is ideal for a morning coffee overlooking the rear garden. The second bedroom is currently arranged as child's bedroom but would accommodate a double bed and includes an ensuite bathroom and a built in wardrobe. The third bedroom includes a built in wardrobe. Completing this floor is an family shower room, comprising of a large shower cubicle, basin

and w.c. Rising to the top floor there is a loft room, which is currently used as an office and store, which is ideal for anyone working from home.

OUTSIDE

To the front of the property is a parking area suitable for one large car. The rear garden is a particular feature, enjoying a sunny aspect and part walled providing a fair degree of privacy. A stone patio adjoins the cottage and is ideal for outside dining, a stone path leads to the rear boundary and provides access to the shed, currently used for storage but could be utilised as a home office. The remainder of the garden is laid to lawn interspersed with trees and colourful beds with a side access gate to the front. The property also includes a section of land stretching to the river on the opposite side of the road accessed via pedestrian gate and comes with fishing rights.

SITUATION

Charlton Marshall is a village set some 2 miles from the market town of Blandford. There are local facilities including a public house, village hall and parish church. Blandford Forum is an interesting Georgian market town with a range of shopping, commercial and sporting facilities. The larger towns of Poole (11 miles approx.) and Bournemouth (17 miles approx.) offer a wide range of facilities as well as mainline railway stations to London Waterloo. There is a bus service from Charlton Marshall to both of these centres. The coast can be reached within a thirty minute drive (approx.). There is an excellent range of education within the area to

include Bryanston School and The Blandford School. Primary education can be found within Blandford Forum.

DIRECTIONS

what3words///carefully.reactions.response

SERVICES

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

MATERIAL INFORMATION

Dorset Council Tax Band - E

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-internet/advice-for-consumers/advice/ofcom-checker>

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



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Approximate Area = 2605 sq ft / 242 sq m (excludes void)

Outbuilding = 197 sq ft / 18.3 sq m

Total = 2802 sq ft / 260.3 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: 1305930



Blandford/DJP/June 2025



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