

Symonds
& Sampson



Hollycroft

Oakfield Street, Blandford Forum, Dorset

Hollycroft

Oakfield Street
Blandford Forum
DT11 7EX

A deceptively spacious three-bedroom detached home with driveway parking located in the heart of Blandford town centre.



- Within easy walking distance of town centre
 - Spacious accommodation throughout
 - Kitchen/diner
 - Dual aspect sitting room
 - Driveway parking
 - Low maintenance garden

Guide Price **£325,000**

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

A deceptively spacious three-bedroom detached home with driveway parking located in the heart of Blandford Town Centre.

Upon entry to the property is an internal porch ideal for storing coats and shoes. The cosy dual aspect sitting room provides plenty of natural light and has a useful storage cupboard under the stairs. The Kitchen Diner looks out onto the rear with a side door leading out to the garden. The kitchen comprises of a range of soft closing wall and base units, built-in oven and hob, dishwasher and space for a washing machine and fridge freezer. An open doorway leads into the rear hall which gives access to the third bedroom and ground floor bathroom. The part tiled bathroom comprises of a bath with rainfall style shower overhead, basin and w.c. Completing the ground floor, the third bedroom is of a good size providing access to both the rear gardens via patio doors.

Rising to the first floor, both bedrooms are accessed via the landing. The master bedroom overlooks the front of the property with the added benefit of a good sized cupboard. The second bedroom is a light room that looks out onto the rear courtyard garden. Completing the first floor, is a shower room comprising of a separate shower cubicle, basin and w.c.

OUTSIDE

The property is approached via a footpath with driveway parking to the side. Gated side access leads to a courtyard style garden predominantly laid to patio. There is a further enclosed paved garden space perfect for outdoor dining with steps to an artificial grass area capturing the sun for large parts of the day.

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///majoring.flopping.lump

SERVICES

All mains services are connected.

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

The coverage is likely both indoor and outdoors.

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

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC - D

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

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



Energy Efficiency Rating	
Very energy efficient - lowest running costs	Current
100-91 A	83
90-81 B	62
80-65 C	
55-48 D	
45-39 E	
35-29 F	
25-19 G	
15-10 H	
1-5 I	
Below 10 (non-metric) - lowest running costs	EU Directive 2002/91/EC
England & Wales	



Oakfield Street, Blandford Forum

Approximate Area = 929 sq ft / 86.3 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: 1303573



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