

Symonds  
& Sampson



Southover Close, Blandford St. Mary, Blandford Forum, Dorset

14 Southover Close  
Blandford St. Mary  
Blandford Forum  
DT11 9PY

A well presented family home with a garage and driveway parking situated on this popular development.



- Within walking distance of town centre
  - Driveway parking for two cars
    - Garage
  - Enclosed sunny rear garden
    - Modern kitchen
  - Master bedroom with ensuite

Guide Price **£325,000**

Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

The kitchen is finished to a high specification and comprises of a range of wall and base units, electric oven and hob with extractor hood over, integrated microwave, plus undercounter space for white goods. The sitting/dining room extends the full width of the property, with French doors leading into the rear garden.

Completing the ground floor, is an integrated garage which is an ideal utility area or storage space.

The master bedroom is a light room overlooking the rear with the added benefit of a built-in wardrobe and an ensuite shower room comprising of a step in shower cubicle with tiled walls, w.c. and basin. The second and third bedrooms look out onto the front of the property. Completing the first floor, is a family bathroom consisting of a panelled bath with fitted shower above, basin and w.c. with additional cupboard space over the stairs.

## OUTSIDE

The property benefits from driveway parking for two cars to the front. The attractively landscaped rear garden has two patio areas, one adjoining the property and the other to the rear of the garden perfect for entertaining outdoors. The remainder of the garden is predominantly laid to lawn and includes a shed.

## SITUATION

Blandford St. Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the Parish Church is set in Lower Blandford St. Mary. Blandford town with its varied amenities includes a Leisure Centre which is approximately half a mile in distance.

## DIRECTIONS

[what3words:///popping.projects.reform](http://what3words:///popping.projects.reform)

## 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

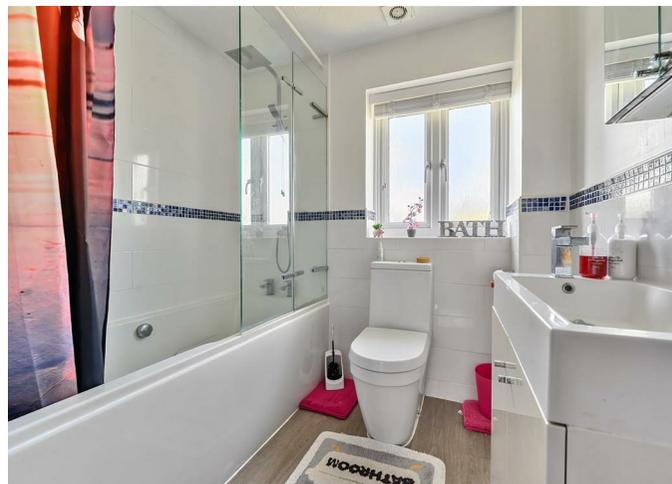
Dorset Council Tax Band - C

Tel: 01305 211 970

EPC - C

There is no recorded flood risk at the property.

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

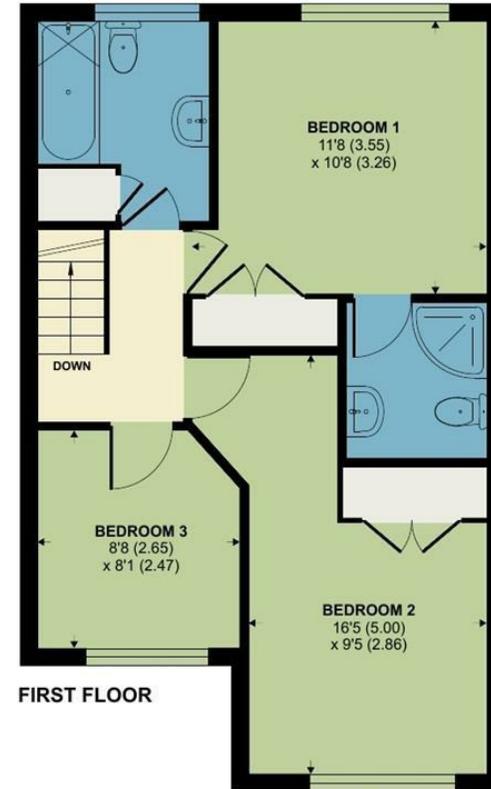
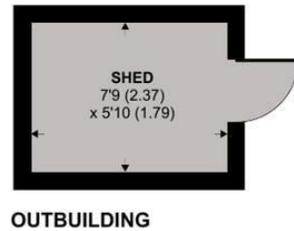


# Southover Close, Blandford St. Mary, Blandford Forum

Approximate Area = 815 sq ft / 75.7 sq m  
 Garage = 129 sq ft / 12 sq m  
 Outbuilding = 46 sq ft / 4.2 sq m  
 Total = 990 sq ft / 92 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
Band	Score	69	83
A	92-100		
B	81-91		
C	69-80	69	83
D	55-68		
E	39-54		
F	21-38		
G	1-20		

England & Wales  
 EPC Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Symonds & Sampson. REF: 1310361



Blandford/RB/June 2025



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