



Symonds
& Sampson

Park Cottage

Tarrant Gunville, Blandford Forum, Dorset

Park Cottage

Tarrant Gunville
Blandford Forum
DT11 8JQ

A charming Grade II listed cob cottage sitting on an enviable and private plot with wonderful views, which has been tastefully decorated throughout.



- Beautiful countryside views to the front and rear
 - A colourful and varied garden
 - Sympathetically renovated
- Blending character charm with modern fittings
 - Garage and wood store
- Scope for extension or a home office in the garden

Freehold

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



ACCOMMODATION

A sympathetically renovated character cottage which seamlessly blends modern fittings with classic features. The ground floor offers flowing accommodation, a particular feature is the dual aspect wood burner adjoining the primary reception rooms. The sitting room has a wonderful cosy feel with French doors flooding the room with light and providing access to the pretty garden. The formal dining room has a dual aspect. The modern kitchen comprises of a range of wall and base units set with a stone effect counter and includes a stainless steel sink, induction hob, electric oven and integrated dishwasher. A utility room has been created with further storage with an integral fridge/freezer and a washer/dryer. Completing the ground floor is a shower room with part brick tiling comprising of a shower cubicle, basin and w.c. all with classic fittings. Stone flooring has been laid throughout the ground floor.

Rising to the first floor is a wooden staircase arranged with a feature carpet runner. The master bedroom is a good size double room with a lovely outlook over the garden, included is a comprehensive range of built in storage. The second bedroom is also a good size double benefitting from a part vaulted ceiling which includes character beams together with two single built in wardrobes. The family bathroom blends modern style with classic fittings and includes a feature roll top bath set by the window to admire the views, a separate double shower, basin and w.c. Traditional wooden flooring is laid throughout the first floor.

OUTSIDE

Park Cottage boasts a private and Italian inspired garden with outstanding views of the surrounding countryside. A pedestrian bridge connects the property to the road with a gravel foot path leading to the front door which is bound with a border of lavender and roses. The garden wraps around the cottage and has a substantial hedgerow to the front boundary providing a good degree of privacy. The garden is predominantly laid to lawn with a feature terrace to the rear with a pergola and bound by box hedging to create a wonderful spot for al-fresco dining admiring the countryside beyond. The garden continues with a tiered pond and stream set beneath an established tree. A gravel driveway provides parking for several vehicles and access to the detached timber clad garage and wood store which benefit from light and power. The garage could be altered (subject to relevant permissions) to become a separate office, otherwise the garden has plenty of space for a shepherd's hut or cabin.

SITUATION

Tarrant Gunville forms part of the Tarrant Valley within the countryside of the Cranborne Chase. There is a church in the village. The market town of Blandford Forum is 6 miles and the Cathedral City of Salisbury is 18 miles.

DIRECTIONS

What3words:///shampoo.spine.petulant

SERVICES

Mains electricity and water. Private septic tank (older system). Electric heating.

Mobile signal is likely, based on customers' experience in the DT11 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

MATERIAL INFORMATION

Grade II Listed. Part cob construction. Thatch.

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC - Exempt

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



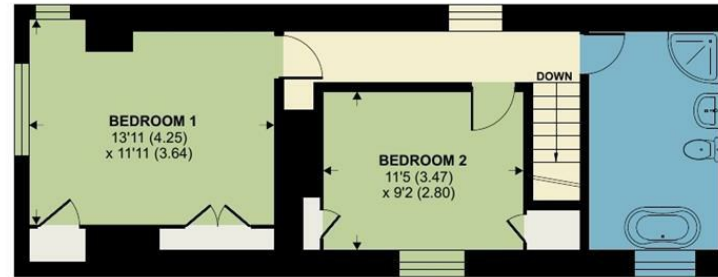
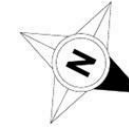
Tarrant Gunville, Blandford Forum

Approximate Area = 1093 sq ft / 101.5 sq m

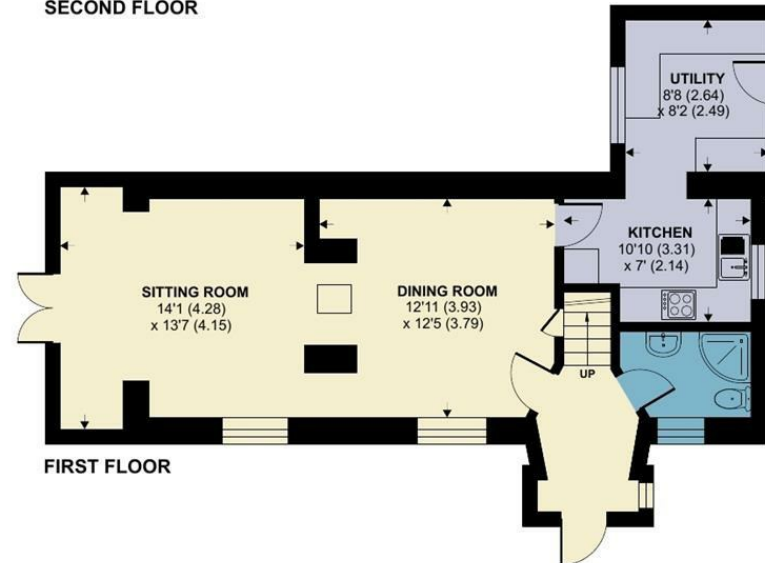
Garage = 228 sq ft / 21.1 sq m

Total = 1321 sq ft / 122.6 sq m

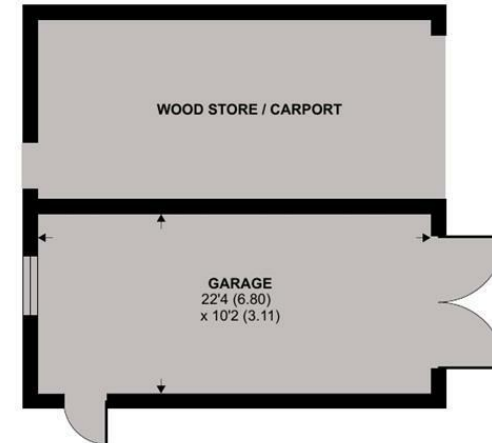
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1317899



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01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



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