

Symonds
& Sampson



24 Esme Avenue, Blandford St. Mary, Blandford Forum, Dorset

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Blandford St. Mary
Blandford Forum
DT11 9FL

An immaculately presented three-bedroom semi-detached home, boasting a generously sized sunny rear garden situated on a popular development within walking distance of the town centre.



- Within walking distance of town centre
 - Close to countryside
 - Immaculately presented throughout
- Modern kitchen with integrated appliances
 - Open plan living
- Master bedroom with ensuite shower room
- Beautifully landscaped sunny rear garden
 - Driveway parking for two cars
 - Motivated vendor

Guide Price £315,000
Freehold

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



ACCOMMODATION

Upon entering the property, the hallway leads to a sympathetically updated sitting room, which boasts a bioethanol burner with floating wooden mantle and a useful storage cupboard including shelving beneath the staircase. This nicely flows into the modern kitchen/dining room overlooking the rear aspect, with UPVC doors to the garden. The kitchen comprises a range of wall and base units with wooden countertop, stainless steel sink and drainer, electric oven with induction hob and extractor hood over, an integrated fridge/freezer plus undercounter space for a built in washing machine/dryer. Completing the ground floor is the cloakroom comprising of a w.c and basin.

Rising to the first floor, all the bedrooms are accessed via the landing which has a useful cupboard. The master bedroom is situated to the front of the property and benefits from additional cupboard space over the stairs. This is coupled with an ensuite comprising of a step in shower cubicle with tiled walls, w.c. and basin. The second bedroom overlooks the rear garden and is a good sized double room. The third bedroom is a single room currently arranged as a study. These rooms are served by a family bathroom comprising a bath with electric shower over head, basin and w.c. Both upstairs bathrooms benefit from underfloor heating and the loft is partially boarded with a fixed loft ladder.

OUTSIDE

The property is approached via steps leading to the front door with shrubbery either side. The generously sized sunny rear garden has been tastefully landscaped and is predominantly laid to lawn with a slight gradient and a pleasant outlook of well-established trees to the rear. The garden also enjoys a paved area which is perfect for outdoor dining and relaxation in the summer months. There is a shed, outside tap and outdoor sockets. A secure side gate provides access to the driveway with space for two cars.

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. 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://exit.confined.bandstand

SERVICES

Mains electricity, water and drainage. Gas central heating with underfloor heating in the upstairs bathrooms.

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC - B

Property management company fee annual charge £311. There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

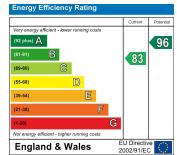
<https://www.gov.uk/check-long-term-flood-risk>



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Approximate Area = 759 sq ft / 70.5 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). Produced for Symonds & Sampson. REF: 1327447

5. Symonds & Sampson

Blandford/RB/July 2025 Revised August 2025



01258 452670

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

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