



Symonds
& Sampson

The Corner House

Turnpike Lane, Blandford St. Mary, Blandford Forum, Dorset

The Corner House

10 Turnpike Lane
Blandford St. Mary
Blandford Forum
DT11 9QJ

An opportunity to acquire a well-presented and spacious three-storey town house with an integral double garage, situated on the prestigious Bryanston Hills development.



- Sought after development
- Beautifully presented throughout
 - Modern kitchen/dining room
 - Spacious & versatile bedrooms
 - Four bath/shower rooms
- Integral double garage with Pod Point EV charger
 - Landscaped & private rear garden
 - Close to amenities

Freehold

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



ACCOMMODATION

Located in a highly sought-after and award-winning development, this beautifully designed four-bedroom town house offers a rare opportunity to own a one-of-a-kind property that combines light and spacious accommodation across three floors in excellent decorative order.

Upon entry to the property is a spacious hallway with engineered timber flooring and understairs space which leads nicely into the heart of the home in the kitchen/dining room. The stylish kitchen comprises of a quality range of wall and base units, integrated appliances, space for a freestanding Rangemaster with an exposed brick arch forming canopy and fume hood. The open plan dining room has a delightful outlook onto the beautifully maintained and sunny rear garden via French doors. Completing the ground floor, is a cloakroom comprising of a basin and w.c. along with a useful storage area perfect for coats, which conveniently flows into the integral garage. The generously sized double garage includes an up and over electric door, plus a utility area containing wall and base units, stainless steel sink and undercounter space for white goods. There is also a Pod Point EV charger within the garage and access to the rear of the property.

Rising to the first floor, the inviting double aspect sitting room is the perfect place to relax and offers an abundance of natural light. The sitting room enjoys a feature gas coal effect fireplace as the focal point with the added benefit of access to a timber decked terrace overlooking the garden with electric awning when necessary. The second bedroom is a dual aspect double room currently arranged

as a study and includes a Juliet balcony, built-in cupboard space, plus a modern ensuite comprising of a bath with shower overhead, basin and w.c. The third floor comprises three generously sized double bedrooms, including a luxurious master suite with a fitted wardrobe and skylights making the room incredibly light. The master bedroom is coupled with an ensuite bathroom comprising a bath, basin and w.c. The third and fourth bedrooms are well-proportioned and versatile, ideal for children, guests, or home office space. An ensuite shower room serves the third bedroom and the fourth bedroom benefits from a family bathroom accessed via the landing.

OUTSIDE

The walled private rear garden is a particular feature of the property having been beautifully landscaped and boasting colourful flowers, mature trees and shrubbery. There is a paved patio area perfect for outdoor entertaining and a section of lawn together with well stocked borders. The garden also includes a storage area to the side beneath the balcony with space for bins.

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 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///latched.corkscrew.strong](https://www.what3words.com/what3words///latched.corkscrew.strong)

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211970

EPC - C

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 = 1782 sq ft / 165.5 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 2117 sq ft / 196.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++ (91-100)	A		
A+ (81-90)	B		
A (71-80)	C	74	77
B (61-70)	D		
C (51-60)	E		
D (41-50)	F		
E (31-40)	G		
F (21-30)	H		
G (1-20)	I		
Very energy inefficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Blandford/RB/July 2025



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