

Symonds
& Sampson



2 China Lane, Tarrant Gunville, Blandford Forum, Dorset

2 China Lane
Tarrant Gunville
Blandford Forum
DT11 8JR

A charming brick and flint cottage seamlessly blending character features with modern fittings, enjoying a generous extended garden, includes a generous outbuilding with off road parking.



- Blending character charm with modern fittings
 - Recently landscaped rear garden
- Impressive open plan kitchen/ dining room
 - Cosy sitting room with wood burner
 - Modern statement bathroom
- Off road parking & generous outbuildings

Guide Price **£535,000**

Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

2 China Lane is a charming brick and flint cottage situated in a highly sought after village in the beautiful Tarrant valley surrounded by wonderful countryside. The current owners have sympathetically and tastefully renovated and extended the cottage which seamlessly blends character features with modern fittings.

Upon entry there is a porch with access to a generous storage cupboard and a boot room. The charming and cosy sitting room overlooks the front garden with a feature fireplace set with a wood burner and exposed brickwork as a focal point to the room. The heart of the home is the very generous kitchen/dining room, with French doors from the dining area leading to the beautifully landscaped rear garden. The kitchen comprises of a range of white wall and base units set with a counter top and a breakfast bar for informal dining. Included is a range of integrated appliances of hob, double oven, dishwasher, and fridge freezer (drawer fridge by separate negotiation). There is a ground floor shower room comprising of a double shower, basin and w.c.. Completing this level is a bedroom / reception room, which has a beautiful decorative fireplace as a focal point and could make an ideal home office.

Rising to the first floor, the master bedroom is a particularly generous and light room with a large window

overlooking the rear garden and a sky light. The second bedroom is a nice size room which could accommodate a double bed and the third bedroom is arranged with a small double. The modern family bathroom comprises of a statement freestanding bath perfectly positioned in line with the window offering views of the garden, a w.c. and basin with a vanity unit underneath laid with a stone worktop and a well thought-out shelving for storage.

OUTSIDE

The property is approached by a private unmade land with the front garden laid to lawn with a small patio to catch the evening sunshine. The rear garden is a particular feature which extends behind a neighbouring property and has been recently landscaped with a stone patio adjoining the cottage which is ideal for alfresco dining. Predominantly laid to lawn bound by a colourful well stocked border, hedgerows and apple trees. There is a charming brick outbuilding which is used for garden tools. In addition set opposite the cottage is a parking area for several vehicles with a large outbuilding arranged as two garages and a workshop. This is ideal for anyone with hobbies or with some rearrangement could be made into a separate home office.

SITUATION

Tarrant Gunville forms part of the Tarrant Valley within the

countryside of the Cranborne Chase. There is a church in the village and modern village hall. The market town of Blandford Forum is 6 miles and the Cathedral City of Salisbury is 18 miles.

DIRECTIONS

what3words:///engage.eyeliner.ivory

SERVICES

Mains electricity and water. Shared septic tank drainage (current owners will replace prior to sale) More information available. Wood burner (dual fuel)for heating radiators and boiler.

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC- C

There is broadband and 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>

Please refer to the government website for more details.

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



Tarrant Gunville, Blandford Forum

Approximate Area = 1472 sq ft / 136.7 sq m

Garage = 340 sq ft / 31.6 sq m

Outbuildings = 217 sq ft / 20.2 sq m

Total = 2029 sq ft / 188.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		



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: 1370739



Blandford/DJP/October 2025



01258 452670

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT