

Symonds
& Sampson



4 Red Barn Farm, Thornicombe, Blandford Forum, Dorset

4 Red Barn Farm
Thornicombe
Blandford Forum
Dorset
DT11 9QB

A well appointed detached family home in a small cul de sac location boasting a substantial rear garden with wonderful countryside views.



- Cul de sac location
- Wonderful countryside views
 - Extensive rear garden
 - Open-plan living space
 - Generous conservatory
 - Good size bedrooms
- Underfloor heating in bathrooms
- Double garage with ample parking
 - UPVC fascias & guttering

Freehold

Blandford Forum Sales
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ACCOMMODATION

The property is accessed via an entrance hall with oak laminate flooring serving all principle rooms and stairs extending to the first floor. The heart of the home is an impressive open plan sitting/dining room with laminate oak flooring and a feature arch separating the two reception rooms. The inviting dual aspect sitting room is the perfect place to relax with an inset wall mounted gas log effect fire as a focal point. This conveniently flows into the conservatory accessed via sliding patio doors and is of generous proportions with a pitched solar controlled glass roof and active self cleaning finish, tiled flooring throughout and French doors lead to the rear garden. The well-proportioned dining room enjoys a triple aspect with patio doors looking out to the beautiful rear garden. The stylish kitchen comprises of a quality range of solid oak wall and base units with work surfaces and matching breakfast bar. Additionally, there is a pull out larder unit, stainless steel inset sink/drainers and integrated appliances including a Neff induction hob with AEG extractor over, plus a Neff electric fan assisted oven with hide and slide door that sits in a tall unit with space for a microwave above. There is also plumbing for a dishwasher and space for a freestanding fridge/freezer. The utility room contains matching solid oak wall and base units, stainless steel sink and drainer, and plumbing for a washing machine. Completing the ground floor is a cloakroom.

Rising to the first floor, all the bedrooms are accessed via the landing and laid with engineered oak flooring throughout. The master bedroom overlooks the rear garden enjoying far reaching countryside views from the Juliet balcony. The bedroom is complimented by a tastefully updated bathroom comprising a jacuzzi spa bath, basin and w.c. The three further bedrooms are served by a fully tiled family bathroom with a shower/bath with fitted shower above, basin and w.c. The bathrooms on the first floor also benefit from underfloor heating.

OUTSIDE

To the front of the property is a shingle stone drive offering ample parking which leads to the detached double garage with electric roller shutter door, eaves storage, light and power. The front garden comprises of a border with established specimen conifers. A brick paved canopy porch provides access to the property. The extensive rear garden is mainly laid to lawn with established flower/shrub beds and borders and substantial rockery with specimen conifers. There is also a patio perfect for outdoor entertaining and paving running alongside the property to the garage and a greenhouse. The garden extends to "the wild flower meadow" with a variety of fruit trees and offers fantastic views over the surrounding countryside.

SITUATION

Thornicombe is a rural hamlet approximately one mile from Charlton Marshall which has local facilities including community post office, public house and parish church. Main line trains to London Waterloo are available from Poole, 13 miles.

DIRECTIONS

what3words:///incursion/grades/hospitals

SERVICES

Mains electricity, water, private drainage. Gas central heating system.

MATERIAL SERVICES

Dorset Council Tel: 01305 2119 70

Council Tax Band - E

EPC - C

Management Company - Annual Service Charge £342 (£75 per month overall)

Sewage Treatment Plant to be replaced in 2030 paying £46.50 per month to cover future costs

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>



Thornicombe, Blandford Forum

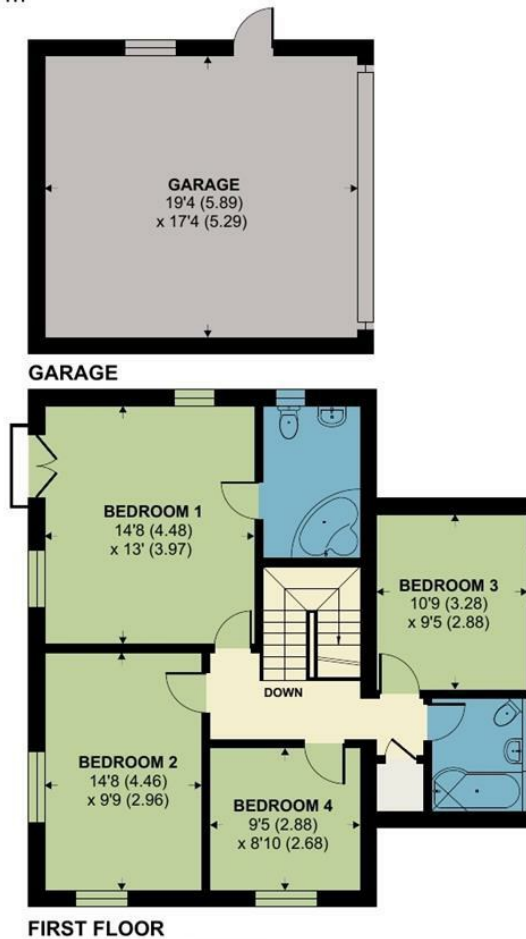
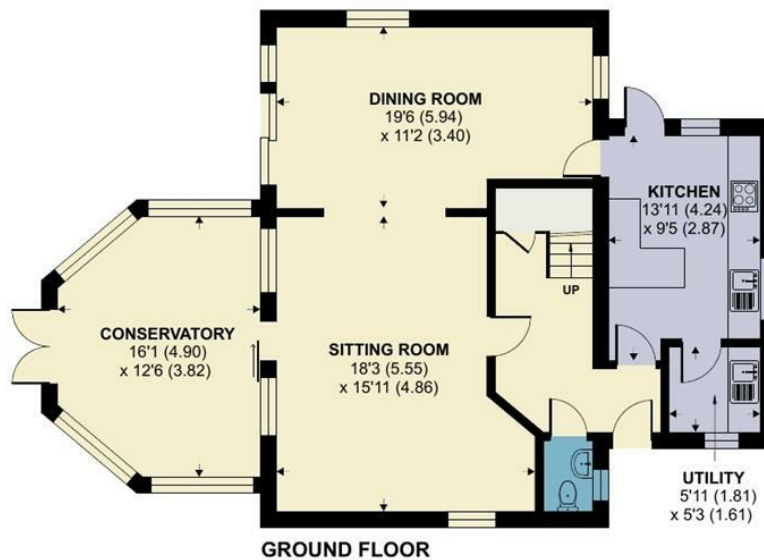
Approximate Area = 1738 sq ft / 161.4 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 2073 sq ft / 192.5 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A++ (91-100)	
A+ (81-90)	
A (71-80)	
B (61-70)	
C (51-60)	
D (41-50)	
E (31-40)	
F (21-30)	
G (1-20)	
Not energy efficient - higher running costs	
Current	74
Potential	82
England & Wales	
EU Directive 2002/91/EC	



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: 1381857



Blandford/RB/Nov 25



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