

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



1 Esme Avenue  
Blandford St. Mary  
Blandford Forum  
Dorset  
DT11 9FL

An immaculately presented three-bedroom detached family home on a popular development within walking distance of the town centre.



- Within walking distance of town centre
- Immaculately presented throughout
  - Modern kitchen/dining room
  - Tastefully updated bathrooms
    - Utility room
  - Landscaped sunny rear garden
- Garage & driveway parking for two cars
- Window shutters in majority of rooms

Guide Price **£420,000**

Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

Upon entering the property, the hallway leads to a light and airy dual aspect sitting room overlooking the beautiful rear garden. The heart of the home is the sympathetically updated kitchen/dining room which comprises of slick wall and base units with a countertop, a classic butler sink and drainer, plus integrated appliances including an electric oven, dishwasher and space for a fridge freezer. The kitchen also benefits from a matching island consisting of an induction hob and further cupboard space creating an excellent entertaining area. This conveniently flows into a utility room with worktop space and plumbing for a washing machine and tumble dryer. Completing the ground floor is a cloakroom.

Rising to the first floor, all the bedrooms are accessed via the landing which has a useful cupboard above the stairs. The master bedroom benefits from a double aspect and is coupled with a modern ensuite comprising of a step in shower cubicle with tiled walls, w.c. and basin. The second bedroom overlooks the front of the property and is a good sized double room. The third bedroom is a single room with well-crafted wall panelling. These rooms are served by a recently updated family bathroom comprising of a bath with rainfall shower over head, basin and w.c.

## OUTSIDE

The property is approached via a path leading to the front door with shrubbery either side. The sunny rear garden has been tastefully landscaped and is predominantly laid to lawn with a slight gradient and a pleasant outlook of well-established borders to the rear. The garden enjoys a decked terrace which is perfect for outdoor dining and relaxation in the summer months. There is a path adjacent to the property providing access to the front and rear via a secure side gate with a single garage and tandem driveway parking for two cars. The garden also benefits from an outside tap and outdoor sockets.

## 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.

## DIRECTIONS

what3words///piper.proves.recover.

## SERVICES

Mains electric, water and drainage. Gas central heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC- B

Residential Management Company

Remus Management Company

£380 Annual Service Charge (communal areas)

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-for-consumers/advice/ofcom-checker>

Please refer to the government website for more details.

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





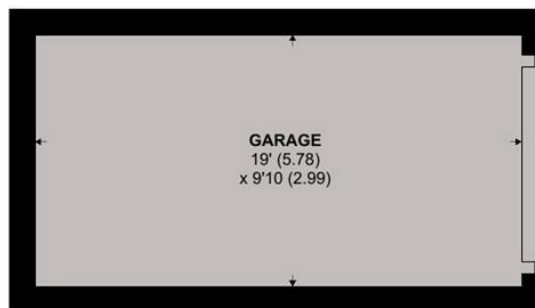
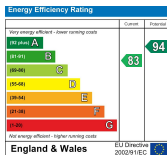
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Approximate Area = 986 sq ft / 91.6 sq m

Garage = 186 sq ft / 17.2 sq m

Total = 1172 sq ft / 108.8 sq m

For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



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: 1383510



Blandford/RB/Nov 25

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