



Symonds
& Sampson

14 Badger Sett, Blandford St. Mary, Blandford Forum, Dorset

14 Badger Sett
Blandford St. Mary
Blandford Forum
Dorset
DT11 9QL

A deceptive and spacious family home totalling over 1,900 sq ft of accommodation, boasting a sunny and private rear garden with a double garage and parking space.



- Sought after development
- Deceptive and spacious home
- Sunny and private rear garden with a gazebo
- Sociable and informal kitchen breakfast room
 - Home office
 - Double garage and parking



Guide Price £650,000
Freehold

Blandford Forum Sales
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ACCOMMODATION

A spacious family home situated in the sought after Bryanston Hills development, boasting flowing ground floor accommodation and a deceptively sunny rear garden. The heart of the home is the generous and sociable kitchen breakfast room which has a lovely informal feel, the kitchen comprises of a range of wall and base units set with a worktop and breakfast bar, the room is arranged with a sofa, and a reading chair overlooking the rear garden. A utility room houses the white goods and provides access to the integral double garage. The dining room is a wonderfully light room with large windows and French doors opening to the rear garden. Internal French doors lead to the sitting room which is a generous and light room with a feature fireplace. Completing the ground floor is an office, which is ideal for home working and a cloakroom.

The first bedroom is a generous dual aspect room boasting a feature bay window, flooding the room with light. Included is a dressing area with integrated wardrobes and an ensuite shower room. The second bedroom is a good size double benefitting from a dual aspect and includes an ensuite bathroom. The third bedroom is a nice size double

room, which was previously arranged as two, and includes a range of built in wardrobes. The fourth bedroom is a nice size double bedroom with a built in wardrobe. The family bathroom comprising of a bath, separate shower cubicle, basin and w.c.

OUTSIDE

The rear garden is a particular feature and enjoys a sunny aspect, mainly laid to lawn and bound by a brick wall providing a good degree of privacy and an established tree. A patio adjoins the house together with an oak gazebo laid with brick tiling; a grill and pizza oven, which is ideal for al-fresco dining. To the front there is a double garage and a separate parking space.

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///hopping.coughed.clocking



SERVICES

Mains electric, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

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>



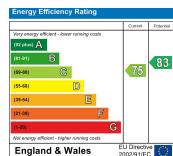
Blandford St. Mary, Blandford Forum

Approximate Area = 1953 sq ft / 181.4 sq m

Garage = 382 sq ft / 35.4 sq m

Total = 2335 sq ft / 216.8 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). ©nclchecom 2026. Produced for Symonds & Sampson. REF: 1397890



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