



71 Salisbury Street , Blandford Forum

A very attractive, deceptively large, Georgian town house in the heart of Blandford Forum.

Asking Price

£460,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

71 Salisbury Street Blandford Forum DT11 7PY

- Georgian Grade II listed dates from 1740's
 - Town centre location
- Generous Garden with side access
 - Outbuildings
- Basement accommodation
 - On street parking
- Two bathrooms, 1 with roll top bath
 - 3/4 double bedrooms
 - Many period features
- Wood burner and original open fireplace

Viewing strictly by appointment through
Symonds & Sampson Blandford Sales Office
on 01258 452670





The property
A very attractive, deceptively large, Georgian town house in the area of Blandford Forum.

Situated just a moments' walk from a wide range of amenities including shops, eateries and supermarkets. The property is a charming grade II listed house set over three floors with a basement and outbuildings. Upon entry to the home there is a cosy sitting room to the front of the property with a bay window and a original open fireplace. The kitchen is a good-sized room comprising of a range of cream shaker style wall and base units combined with African hard wood work surfaces. Included is an electric double oven, sink, dishwasher and hob. The kitchen provides access down to a cellar/storage area which continues to a further room which could be an office, extra reception room, or a bedroom. Continuing to the rear of the property is the light and airy family room, which is an extended room boasting a high ceiling and large windows overlooking the spacious rear garden. The room is currently arranged with a dining table and chairs, sofas and enjoys a wood burner as a focal

point.

Rising to the first floor, the master bedroom is a generous room easily accommodating a super king bed and freestanding furniture. The room includes a bay window and a built-in wardrobe. This floor includes a further bedroom and the family bathroom comprising of a bath, power shower, basin and w.c. Rising to the top floor is the second bedroom which is a good-sized double room with views over looking the town. This bedroom is serviced by a bathroom with a feature roll top bath overlooking the rear garden, toilet and basin. There are storage cupboards on both sides of the bathroom that stretch into the eaves.

Outside

The rear garden is a stand out feature and stretches to a lovely size. Primarily laid to lawn with well stocked and colourful borders. Included is a two-story studio/workshop in the garden. It was built as an art studio with desk, Belfast sink and heating. There is space to fit a bed should you require, with downstairs being a workshop. There is also a



separate brick and flint shed in the garden with side access from the street into the garden.

Situation

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, Claysmore, 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

From the market place in Blandford, head north along Salisbury Street, taking the right hand fork and the property can be found on the left hand side before Nelson's.

Services

Mains electric, gas, water and drainage
Council tax band - E
EPC - Exempt Grade II Listed



Salisbury Street, Blandford Forum

Approximate Area = 1871 sq ft / 173.8 sq m

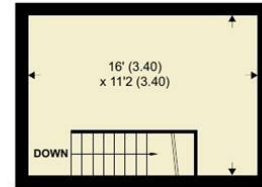
Limited Use Area(s) = 93 sq ft / 8.6 sq m

Outbuilding = 403 sq ft / 37.4 sq m

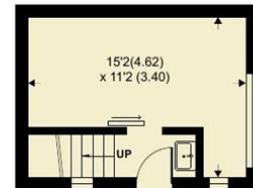
Total = 2367 sq ft / 219.9 sq m

For identification only - Not to scale

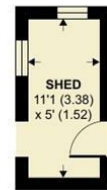
Denotes restricted head height



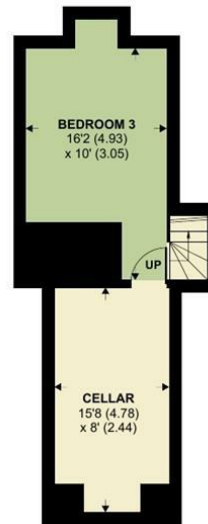
OUTBUILDING GROUND FLOOR



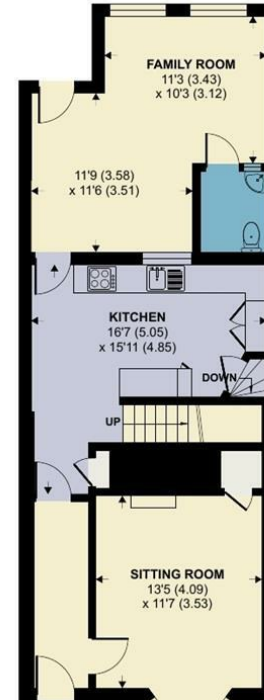
OUTBUILDING FIRST FLOOR



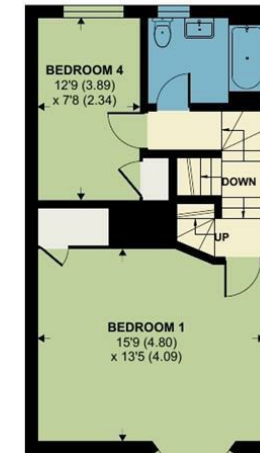
OUTBUILDING



CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1039238



Blandford/DP/Oct 2023



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