



Symonds
& Sampson

Portman Lodge

Durweston, Blandford Forum, Dorset

Portman Lodge

Durweston
Blandford Forum
DT11 0QA

A charming regency style Grade II listed home that has been sympathetically redecorated in parts with a useful two bedroom annexe, set in grounds totalling 1.7 acres.



- Grade II Listed regency style house
- Two bedroom self contained annexe with modern bathroom
 - Many original features
- Modern kitchen/breakfast room
- 2 loft rooms in main residence
- Mature garden and grounds
 - New driveway parking
- Ideal multi generation residence

Guide Price £1,350,000

Freehold

Blandford Forum Sales
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THE DWELLING

Portman Lodge is a charming character home built in the regency style and was originally built in the early 1800's as a hunting lodge by Lord Portman. Enjoying classic architecture and materials of the time with many wonderful features throughout including large sash windows with many views of the surrounding grounds, high ceilings and feature fire places. A welcoming entrance hall provides access to all the principal rooms. The heart of the home is the kitchen/breakfast room which tastefully blends classic features with a modern style. The kitchen comprises of contrasting wall and base units set with a quartz counter top, double ceramic butlers sink, Rangemaster cooker, integrated appliances and a statement central island for informal eating. A range of integrated appliances are included and the room is serviced by a useful utility room. A small passage way leads to both the cellar which is used for storage and the formal dining room, a grand room with delightful views of the front aspect. The drawing room is dual aspect with a feature open fireplace as a focal point to the room. The study is situated to the front of the house and is an ideal home office or additional reception room.

The master bedroom is a statement room with a dual aspect flooding the room with light and is serviced by an ensuite shower room. The second bedroom enjoys a dual aspect, the third and fourth bedrooms are serviced by a Jack and Jill bathroom. There is a fifth bedroom with built in storage and a family bathroom. The main dwelling also includes two useful loft rooms for storage.

ANNEXE

The annexe is currently utilised for multi generation living but has previously been run as a holiday let. The main door leads to the open plan kitchen/sitting dining room overlooking the rear garden. The kitchen has been replaced by the current owners and comprises of a range of wall and base units and integrated appliances. Stairs rise to two good sized bedrooms and a modern bathroom. The landing provides a connection point to the main house.





OUTSIDE

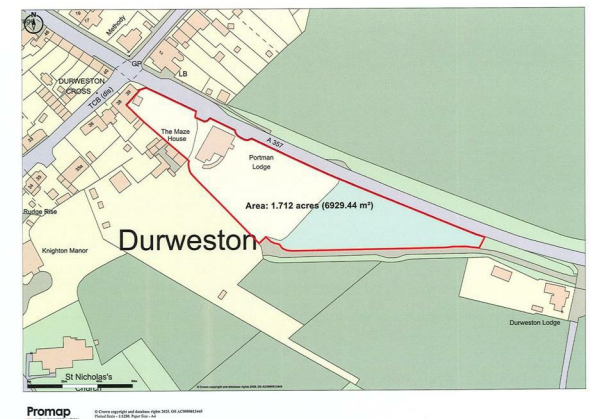
The property is accessed by a shared gravel driveway passing alongside the grounds creating a sweeping approach. The grounds are predominantly laid to lawn bound by established hedgerows and trees providing a degree of privacy. The current owners have expanded the front driveway creating parking for several vehicles. The driveway forks to the rear with a wooden five bar gate providing access to the garden and terrace which adjoins the house. The rear garden is mainly laid to lawn but interspersed with fruit trees with wall and hedge boundaries. There is a pedestrian gate in the perimeter

wall leading to the road for bin collections and to walk into the village or further afield across country to other villages including Stourpaine. There are several brick outbuildings including a useful utility room which can be used for storage or laundry, an outside cloakroom and further storage. and a summer house.

SITUATION

Durweston is situated just two miles north of Blandford and stands on the west bank of the River Stour. The village has a 500 year old church which has an unusual sculpture over the main door, thought to be that of St Elay - the

patron of blacksmiths. Other amenities include a village hall and primary school. 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

What3words:///poodle.adhesive.greet

SERVICES

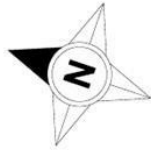
Mains electricity, water and drainage. Oil fired central heating system.
Council Tax Band - G

Annexe - A

There is mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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



Durweston, Blandford Forum

Approximate Area = 4590 sq ft / 426.4 sq m

Annexe = 824 sq ft / 76.5 sq m

Outbuildings = 383 sq ft / 35.5 sq m

Total = 5797 sq ft / 538.5 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1253459



Blandford/DJP/March 2025



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