



**St. Andrews View, Milborne St. Andrew, Blandford Forum,
Dorset**

An attractive three bedroom semi-detached house, built in a traditional style and located in a quiet position.
Garage and driveway.

Guide Price
£350,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**11 St. Andrews View,
Milborne St. Andrew, Blandford Forum,
Dorset, DT11 0GA**

- Semi-detached house
 - Three bedrooms
- En-suite shower room
- Low maintenance garden
- Garage and driveway
- Council Tax band D

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This attractive three bedroom semi-detached house has been built in traditional style with brick and flint elevations. The property is located in a quiet position within walking distance of the village centre. The property benefits from UPVC double glazed windows throughout and a gas fired central heating system.

The ground floor has a semi open-plan layout allowing the available space to be maximised. The sitting dining room is a particularly good size with a feature fireplace in the sitting room and double doors in the dining room leading to the garden.

The kitchen is to the rear of the house and is fitted with a range of floor and wall mounted units with space and plumbing for white goods.

There is also a cloakroom and a under stair storage cupboard on the ground floor.

On the first floor there are three good sized bedrooms, two of which are double rooms. The master bedroom has fitted wardrobes, an en-suite shower room and a window to the rear which overlooks the garden. There is also a family bathroom with bath, WC and hand wash basin.

Outside

The rear garden is enclosed by panel fencing and brick walling. The majority of the garden has been paved creating a manageable and easily maintainable outside space.

To the side of the property there is a driveway and a garage with personal door to the garden and up and over door to front. Power and light installed.

Situation

The property is situated in a no-through road. St. Andrews View is conveniently situated not far from the centre of this popular village which is midway between Dorchester and Blandford. The village is about two miles from the A35 dual carriageway at Puddletown which, in turn, leads to

Poole/Bournemouth. The village enjoys an active community and has a general store, first school, parish church, nearby village hall, doctors surgery and sports field.

Both Dorchester and Blandford have a variety of shopping and leisure facilities. At Dorchester there are railway stations to London Waterloo and Bristol Temple Meads. There are excellent walks in the locality across the beautiful Dorset countryside and to the south, along the Jurassic coastline, according World Heritage status.

Services

Mains gas, electricity, water and drainage.
Gas fired central heating.

Broadband - Superfast speed available
Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors
(<https://www.ofcom.org.uk>)

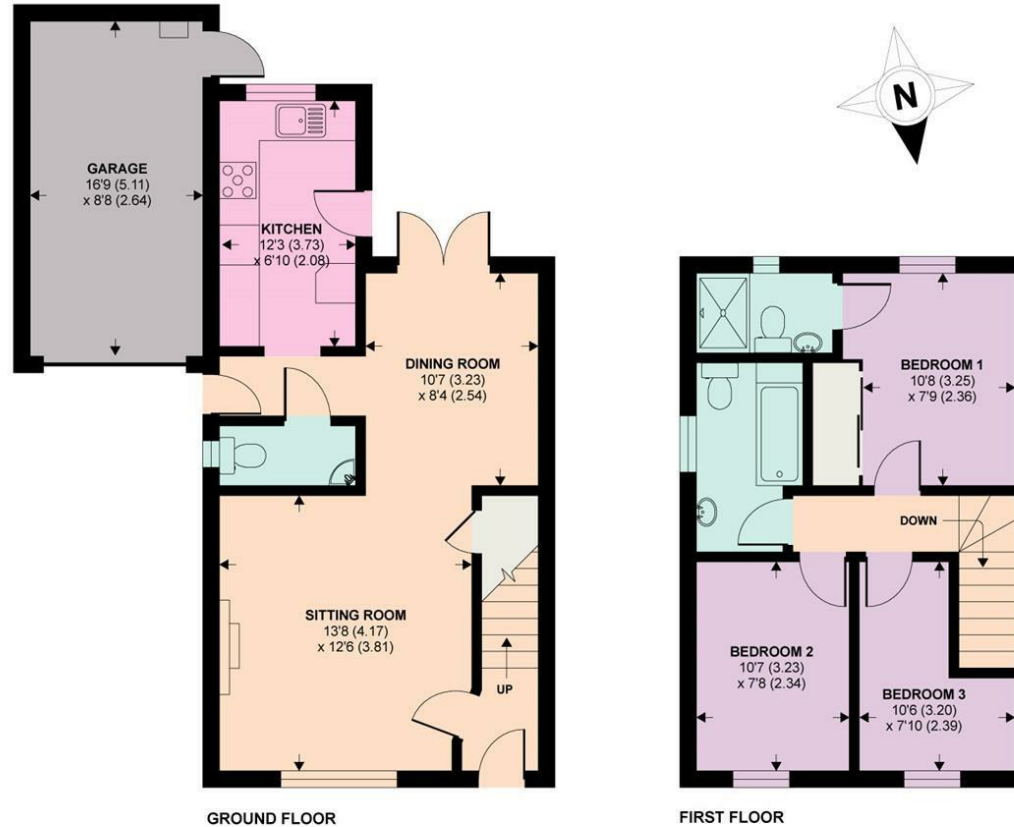
Local Authority
 Dorset Council
 01305 251010 or www.dorsetcouncil.gov.uk

Council Tax Band: D
 EPC: C

Agent Note
 Please note that the photos were taken in 2019.

St. Andrews View, Milborne St. Andrew, Blandford Forum, DT11 0GA

APPROX. GROSS INTERNAL FLOOR AREA 1015 SQ FT 94.3 SQ METRES (INCLUDES GARAGE)



Directions
 From Dorchester, take the A354 heading towards Blandford. Enter the village of Milborne St Andrew, passing the Royal Oak on your left. Take the turning on your right onto Chapel, followed by the right hand turning into Orchard Rise and into St. Andrews View. Continue along the road taking the next right and the property will be on your left hand side.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	85
EU Directive 2002/91/EC	
England & Wales	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Dorchester/ATR/20.05.24/rev

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