



Wetherby Close, Milborne St. Andrew, Blandford Forum, Dorset

Detached three bedroom bungalow, located on the edge of this favoured village, with bright and spacious accommodation, benefitting from off road parking and an attached garage.

Guide Price
£410,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**25 Wetherby Close,
Milborne St. Andrew, Blandford Forum
Dorset, DT11 0JN**

- Stylishly presented
- 3 double bedrooms
- Modern kitchen leading through to the conservatory
 - Sitting /dining room
 - Front and rear gardens
- Off road parking and garage
 - Family bathroom

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

Built in the the early 1970s, the property has predominately brick elevations under a tiled roof and is situated in a quiet cul-de-sac location. The bungalow has attractive, well-presented spacious accommodation, that is light and bright and benefits from UPVC double glazing throughout.

The accommodation comprises, an entrance hall with useful storage cupboard and access to all rooms. To the the right lies the spacious sitting/dining room with plenty of sunlight coming through the two windows and a purpose built shelving unit with space for TV.

The shaker style kitchen is located at the rear of the property and is fully equipped with appliances including integrated fridge/freezer, electric oven, induction hob with extractor hood over, dishwasher and washing machine. Completing this space is the ceramic sink and drainer, worktops and plenty of storage space from the wall and base units. Attached to the kitchen is the conservatory which has space for comfortable seating or a breakfast table with views of the rear garden.

There are three well proportioned double bedrooms, the master bedroom is the largest of the bedrooms with views of the rear garden. The family bathroom is a stylish white suite and fully tiled around the bath. There is shower over the bath, wash hand basin and WC.

Outside

The bungalow is set back from the road and has the benefit of a private driveway and attached single garage with power. The front garden is nicely maintained and comprises of a small stretch of lawn with a low hedge separating it from the neighbouring property.

There is a level rear garden, mostly laid to lawn with a central pathway leading up the garden and well stocked flower borders, mature shrubs, as well as trees to enjoy. There is a raised decking area, perfect for outdoor entertainment and alfresco dining. Outside tap and gate giving side access. Garage with a pedestrian door.

Situation

Wetherby Close is conveniently situated close to 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, sports field and popular village pub, The Royal Oak.

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 electric, water, and drainage.
Gas central heating.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

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

Council Tax Band: D
EPC: C

Agent Note
NB - Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a relative of a member of staff of Symonds & Sampson and as such constitutes a "connected person".

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 The Causeway. Follow this road for 0.4 miles and Wetherby Close will be on your right hand side. Turn into the close and right again. The bungalow will be a short distance your right. [what3words///crafts.twigs.refrained](https://www.what3words.com/crafts.twigs.refrained)

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	
70	
EU Directive 2002/91/EC	
England & Wales	

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Approximate Area = 997 sq ft / 92.6 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Symonds & Sampson. REF: 1151340



Dorchester/SXP/24.09.24 rev

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