



1 Imperion Drive, Blandford St Mary, Dorset, DT11 9FY





Occupying an elevated position within the sought-after area of Blandford St Mary, this impressive four-bedroom detached home, built in 2022, enjoys wonderful panoramic views across the town and surrounding countryside.

Inside, a welcoming entrance hallway leads to a convenient cloakroom and sets the tone for the light and spacious accommodation throughout. The standout feature is the beautifully designed dual-aspect kitchen/dining/family room — a fantastic open-plan area ideal for modern living and entertaining. French doors open out to the rear garden, while the kitchen itself offers an excellent range of contemporary soft-close units, extensive worktops, and a sociable breakfast bar. Integrated appliances include a double oven, gas hob with extractor, dishwasher, and pull-out bin. The adjoining utility room provides additional storage, space for laundry appliances, and direct access to the driveway.

Across the hall, the elegant dual-aspect sitting room extends the full length of the home, providing a bright and comfortable space, enhanced by tasteful décor and stylish shutters.

Upstairs, the generous landing includes both a linen cupboard and airing cupboard. There are four well-proportioned double bedrooms, along with a smartly finished family bathroom featuring modern tiling and a glass shower screen. The principal bedroom enjoys wonderful views and benefits from a sleek en-suite shower room.

Outside, the walled rear garden offers excellent privacy, with a patio area perfect for outdoor dining and a lawn beyond. A secure side gate leads to the driveway, which features an electric vehicle charging point and access to the detached, oversized garage with power and lighting.

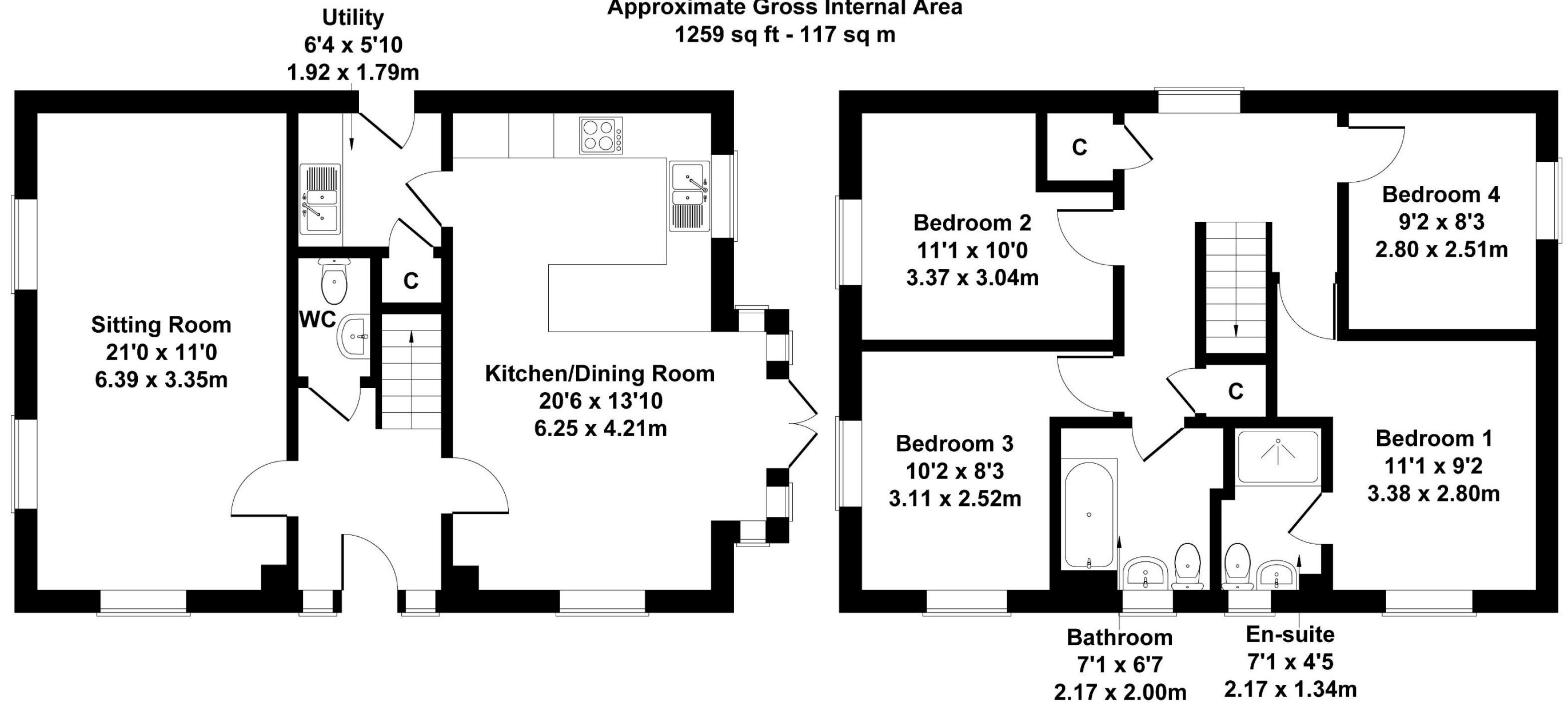
Perfectly placed for family living, the property sits just a short walk from the many amenities of Blandford town centre, including a range of shops, cafés, medical facilities, and a community hospital. Excellent schooling for all ages is close by, along with a leisure centre with swimming pool and fantastic countryside walks for dog owners.

A nearby children's play park and basketball court provide further appeal for families, making this an ideal home for those seeking comfort, convenience, and quality in a superb setting.

The property is liable to pay a annual estate maintenance charge.

1 Imperion Drive

Approximate Gross Internal Area
1259 sq ft - 117 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - B

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600