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**4 THE RAILWAY HOTEL, OAKFIELD STREET,  
BLANDFORD FORUM, DT11 7GJ**



**FOR SALE £349,950**

Simon Heal Estate Agents present this **RECENTLY COMPLETED CONVERSION OF THE INFAMOUS RAILWAY HOTEL TO FORM A 4 STOREY 3 BEDROOM TOWN HOUSE** situated in the popular town of Blandford Forum within a short walk from the busy centre. The property offers large, open plan kitchen/diner, lounge, 3 double bedrooms with ensuite to two, Victorian style family bathroom with bath and separate shower cubicle, additional lower ground floor office/entertainment room, which was the old beer cellar, allocated parking with EV charging and enclosed courtyard garden to rear.

**AVAILABLE NOW AND OFFERED AS VACANT POSSESSION WITH NO CHAIN**

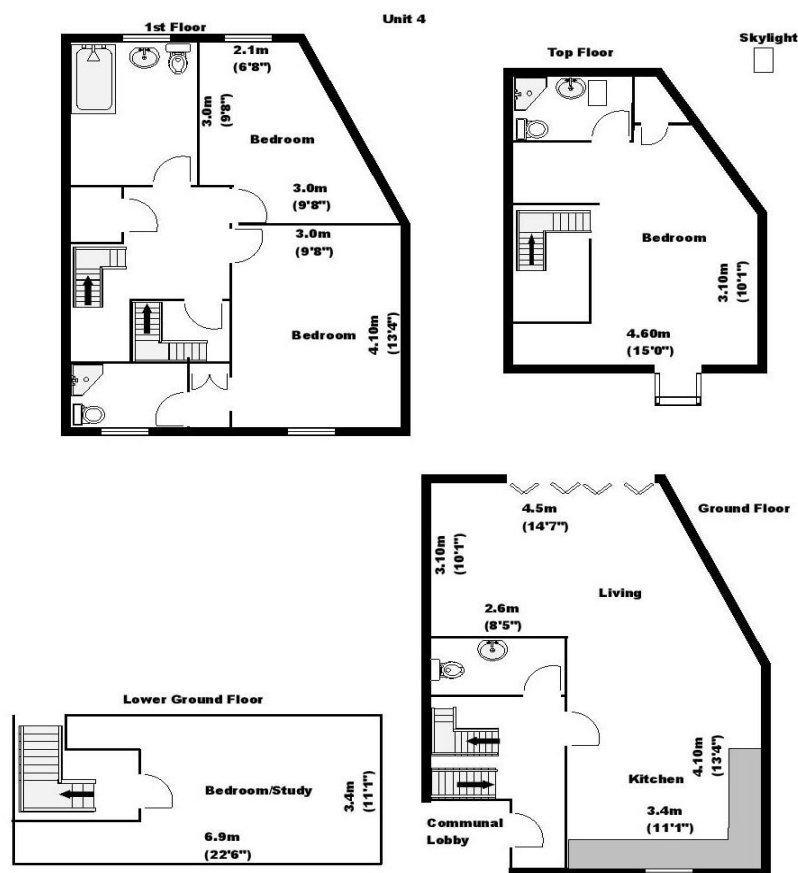


**The Railway Hotel** development is positioned in the heart of Oakfield Street, in the conservation area and within walking distance of Blandford Forum town centre.

**\*\*\*3 out of 5 HOUSES AVAILABLE, RANGING FROM 2 TO 4 BEDROOMS\*\*\***

## FEATURES

- residential development consisting of 5 houses
- excellent, close to town centre location
- high quality finish embracing modern technology, convenience and contemporary colour schemes
- all bathrooms fully fitted and kitchens fully equipped
- selected units with allocated, off-road parking
- all units with private outside spaces
- gas central heating and double glazing
- private front door to each unit
- 10-year ICW structural warranty
- selection of brand new detached, and semi-detached conversions and new builds, ranging from 2 to 4 storeys and from 2 to 4 bedrooms
- full fibre broadband
- prewired for digital TV & satellite with fibre optic cables



The property is approached via a DG composite door into a communal entrance hall shared between numbers 4 and 5. Personal front door into the property and

### **Entrance Hall**

Carpeted flooring, radiator, smoke alarm, stairs to lower ground floor and first and top floors, doors into:



### **Cloakroom 8'2 x 3'3**

Tiled flooring, low-level WC with a concealed cistern, washbasin with a mixer tap and vanity unit, heated towel rail, extractor fan.

### **Kitchen/diner/lounge 28'2 x 17'7 (maximum size of irregular shape)**

#### **Kitchen/diner Area**

A range of anthracite matt wall and base kitchen cabinets with worktops and upstands, integrated full size fridge-freezer, washing machine and dishwasher, integrated electric oven, microwave grill, 5-ring gas hob with an extractor hood over, sink with an instant hot water mixer tap, smoke alarm, vinyl flooring, radiator, DG sash window to front.



### **Lounge Area**

Carpeted flooring, smoke alarm, 2 radiators, TV/DAB/SAT/phone connections, DG bifold doors into the rear courtyard garden.



**From the Hallway, stairs to Lower Ground Floor.**

### **Office/Entertainment Room 22'6 x 11'1**

Carpeted flooring, smoke alarm, radiator, TV point, extractor fan, electric meter and fuse board, storage cupboard.



**From the Hallway, stairs to First Floor.**

### **Landing**

Smoke alarm, storage cupboard, doors into:

### **Bedroom 3 9'8 x 9'8 (narrowing down to 6'8)**

DG window to rear, carpeted flooring, radiator, TV point, a cupboard housing and Ideal combination gas boiler.





### Bedroom 2 9'8 x 13'4

Carpeted flooring, radiator, DG sash window to front, built-in wardrobe, TV point, door into:



### En-suite shower room 4'6 x 5'0

Double shower enclosure with a thermostatic rainfall shower and hand piece off mains, washbasin with a mixer tap, storage cupboard, low level WC with a concealed cistern, extractor fan, tiled flooring, radiator, 2 DG sash windows to front, heated towel rail.



### Family Bathroom 9'9 x 7'4

Tiled flooring, 4-piece suite comprising a freestanding roll-top bath with a mixer attachment and a hand piece, double shower enclosure with a thermostatic rainfall shower and hand piece off mains, vintage style washbasin with a mixer tap, low-level WC with a concealed cistern, walls partly panelled, DG window to rear, extractor fan, heated towel rail.



From the Landing, stairs up to the Top Floor.

### Master Bedroom 17'1 x 14'8 (maximum size of irregular shape with the ceiling sloping at the height of 4'1)

Carpeted flooring, TV point, radiator, DG Velux rooflight, DG window to front, storage cupboard and built-in wardrobe, dressing area recess, smoke alarm, door into:



### **En-suite shower room 7'7 x 5'2**

Double shower enclosure with a thermostatic rainfall shower and hand piece off mains, tiled flooring, washbasin with a vanity unit, mixer tap and a tiled splashback, low level WC with a concealed cistern, heated towel rail, DG Velux rooflight, extractor fan.



### **Outside**

The property has a courtyard garden to rear which is enclosed by fencing and a low, rendered wall. There is a gate providing rear access.

One allocated parking space in the rear car park along with a 7kWh standard charge electric vehicle charging point.

## **AGENT'S NOTES**

Sizes are approximate, EPC = B

Freehold (subject to estate management charge)

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Pursuant to the terms of the Estate Agents Act 1979 we are obliged to inform all parties that the director of the selling agent firm is related to the director of the selling firm.

**TO VIEW THIS PROPERTY PLEASE CONTACT  
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