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Turnpike Lane, Blandford St. Mary, Blandford Forum, Dorset

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Turnpike Lane
Blandford St. Mary
Blandford Forum
DT11 9QJ

A deceptively spacious and well presented three-bedroom house situated within a sought-after development in Blandford St. Mary.

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- Award winning development
- No onward chain
- Within a short walk of the town centre and numerous countryside walks
- Modern open plan kitchen/dining room
- Three well-proportioned bedrooms
- Garage & additional off-road parking
- Low maintenance rear garden

Offers In Excess Of £325,000
Freehold

Blandford Forum Sales
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THE PROPERTY

Turnpike Lane is a quiet and attractive residential cul-de-sac in the popular village of Blandford St Mary, located immediately south of Blandford Forum. The lane is entirely residential and forms part of a thoughtfully planned and award winning development. The lane enjoys a private and peaceful feel and is particularly popular with families and professional households. Despite its tucked away position, the location is highly convenient and within walking distance of the town centre and a wide range of shops, schools and amenities.

The property itself is a well proportioned three-bedroom house, ideally suited to modern living. The accommodation includes a large reception room and a spacious kitchen/dining room, utility room and downstairs cloakroom. Upstairs are three generously sized bedrooms, including a principal bedroom with ensuite shower room, and a family bathroom. Further benefits include a garage and additional off road parking.

Upon entering the home, you are welcomed by an inviting entrance hall, creating an immediate sense of space and light. The hallway provides access to the principle rooms and a downstairs cloakroom with stairs rising to the first floor. The highly attractive kitchen/dining room is fitted with a range of cream painted shaker style wall and base units with wooden worktops, inset stainless steel sink with mixer tap and integrated appliances including a gas hob with extractor hood above, electric double oven, fridge/freezer and space for a dishwasher. The dining area is bright and spacious with a wood effect floor, making it the perfect dinner party location with ample room for a dining table and chairs. This conveniently flows into a utility room benefitting from access to the rear garden, as well as a stainless steel sink with mixer tap, wall mounted gas boiler and space and plumbing undercounter for a washing machine. The charming sitting room enjoys an attractive outlook over the garden with a door opening directly onto the patio and two side full height windows. The focal point to the room is a feature open fireplace with brick surround and adjacent log storage alcove.

The first floor offers a generously sized landing with a large sash window, capable of accommodating a desk for home working, leading to three well-proportioned bedrooms and a nicely presented family bathroom. The principal bedroom benefits from a double built-in wardrobe with shelving above and is coupled with an ensuite shower room. Bedroom two also has a built-in wardrobe and is situated to the rear of the property enjoying a pleasant view over the garden, while bedroom three has a wooden floor and overlooks the front.

OUTSIDE

The enclosed and private rear garden has been thoughtfully designed for low maintenance and enjoyment, featuring extensive patio areas ideal for outdoor entertaining. Three separate sets of steps lead directly from the house, creating a seamless "live in, live out" feel between the indoor and outdoor spaces. Steps lead down to a lower patio / off-street parking space, accessed via timber double doors off the communal rear driveway. A convenient personal door gives access to the single garage which benefits from an up and over door, light and power with potential to convert the generous loft space for storage.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the parish church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a leisure centre which is approximately half a mile in distance.

DIRECTIONS

what3words///pizzas.gracing.youngest.

SERVICES

Mains electricity, water, drainage and gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D
Tel: 01305 211 970
EPC- D
There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
Please refer to the government website for more details.https://www.gov.uk/check-long-term-flood-risk
Photographs – September 2026 © Symonds & Sampson

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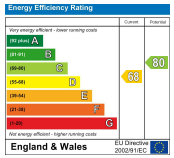
Approximate Area = 1104 sq ft / 102.5 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 1284 sq ft / 119.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1513337

Blandford/RB/September 2026

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