

Symonds
& Sampson

Orchard Rise

Milborne St. Andrew, Blandford Forum, Dorset

7 Orchard Rise

Milborne St. Andrew, Blandford Forum,
Dorset, DT11 0LL

A spacious detached family home in an elevated village setting, enjoying countryside views, four double bedrooms, landscaped gardens, ample parking and a garage.



- Spacious detached family home
- Four well-proportioned double bedrooms
 - Principal bedroom with en-suite
 - Garage and driveway
 - Front and rear gardens
- Conveniently positioned for village amenities

Guide Price **£575,000**

Freehold

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THE PROPERTY

A spacious and well presented detached family home, occupying an elevated position within the sought-after village of Milborne St Andrew, enjoying views across the village and surrounding countryside. The property offers well proportioned and versatile accommodation, thoughtfully arranged for modern family living, together with a private, garden, generous driveway parking and a single garage.

The accommodation is approached via an entrance porch, leading into a light and welcoming entrance hallway, which provides useful under stairs storage and access to a cloakroom fitted with a WC and wash hand basin.

The sitting room is an well-proportioned reception space, enjoying a dual aspect that allows natural light to fill the room. A wide bow window to the front takes full advantage of the property's elevated position, whilst a gas fire with a living-flame effect provides an attractive focal point. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The kitchen/dining room is equally generous in its proportions. The kitchen is well-equipped with a range of wall and floor-mounted units, complemented by quality Corian work surfaces and a central island incorporating a breakfast bar. Integrated appliances include a fridge and dishwasher, alongside a freestanding dual-fuel Rangemaster range cooker with gas hob. There is ample space for a dining table and chairs, whilst the room also benefits from views towards the front of the property and direct access to the rear garden. Adjacent to the kitchen, a useful utility room provides additional space and plumbing for laundry appliances.

Stairs rise from the entrance hallway to a light and airy first-floor landing, which benefits from an airing cupboard and further useful storage. There are four well-proportioned double bedrooms.

The principal bedroom is particularly spacious and benefits from built-in wardrobes, together with an en-suite shower room comprising a walk-in shower, WC and wash hand basin. Bedrooms two and three are also generous doubles. Bedroom four occupies a similar rear-facing position to the principal bedroom, completing the bedroom accommodation. The first floor is served by a contemporary family shower room, partially tiled, with a walk-in shower, WC, wash hand basin and heated towel rail.





OUTSIDE

The property is approached via a generous driveway providing ample off-road parking for several vehicles and leading to a single garage, which benefits from both light and power. The front garden is predominantly laid to lawn, with established flower borders adding colour and interest.

To the rear, the garden has been thoughtfully landscaped to create a private and secluded setting, enjoying a pleasing degree of enclosure from mature shrubs and established planting. A paved patio adjoins the property, providing an ideal space for outdoor dining and relaxation, whilst the remainder is principally laid to lawn and interspersed with attractive flower beds and borders. A charming octagonal summer house provides an additional feature within the garden, and a side gate offers convenient access to the front of the property.

SITUATION

Milborne St Andrew is a thriving Dorset village, conveniently situated between Dorchester and Blandford Forum. The village offers a good range of amenities, including a village shop, first school, parish church, village hall, doctor's surgery, sports field and the Royal Oak public house, fostering a strong sense of community.

The village lies approximately two miles from the A35 at Puddletown, providing convenient road links towards Dorchester, Poole and Bournemouth.

Both Dorchester and Blandford Forum provide a wider range of shopping, leisure and everyday amenities. Dorchester also offers railway services to London Waterloo and Bristol Temple Meads, alongside Dorset County Hospital. The surrounding countryside offers an abundance of scenic walks through the beautiful Dorset landscape, while the renowned Jurassic Coast World Heritage Site is also within easy reach.

DIRECTIONS

[what3words:///apartment.evaded.monkeys](https://www.what3words.com/apartment.evaded.monkeys)

SERVICES

All main services are connected.
Gas fired central heating.

Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property falls within a conservation area.
Photographs were taken in October 2026.



Milborne St. Andrew, Blandford Forum

Approximate Area = 1436 sq ft / 133.4 sq m

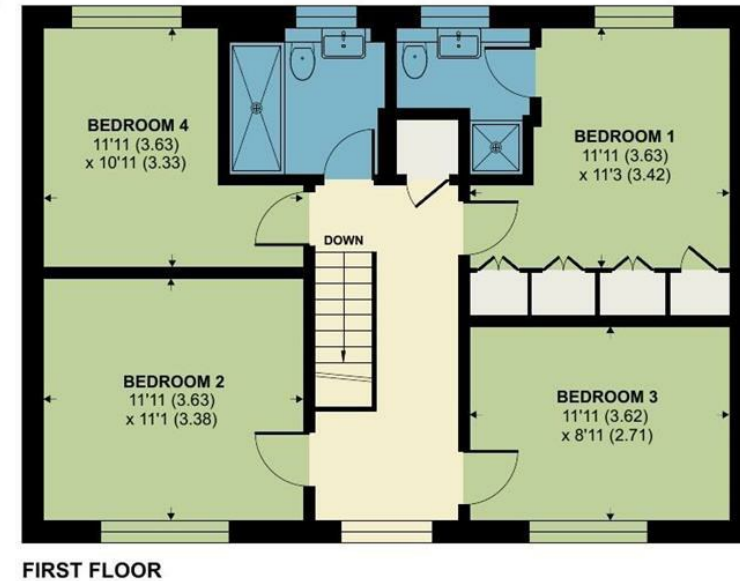
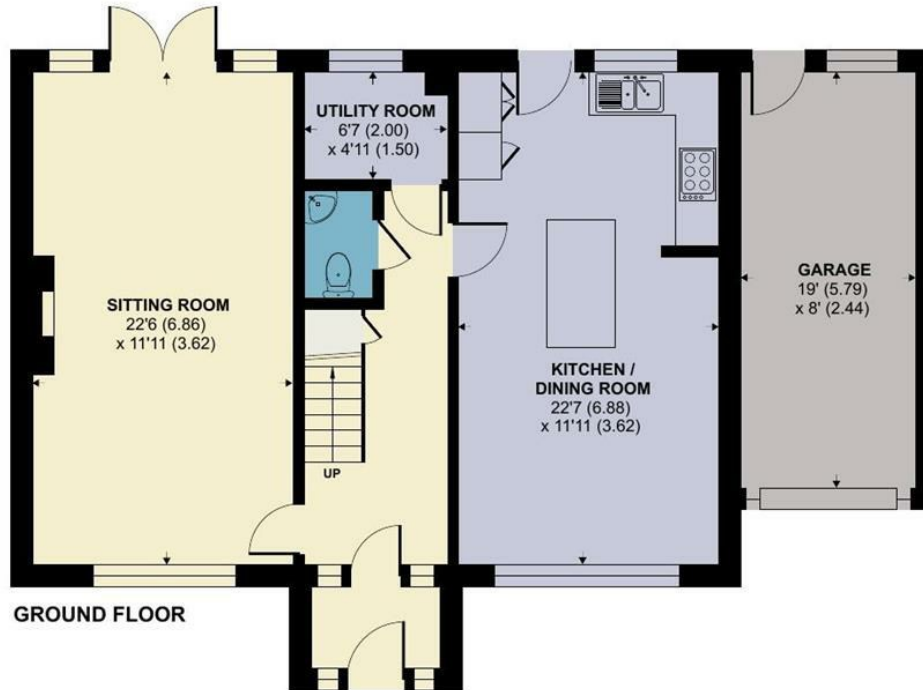
Garage = 152 sq ft / 14.1 sq m

Total = 1588 sq ft / 147.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1536713



Dorchester/ATR/October2026



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