



**Connells**

Forum View  
Bryanston Blandford Forum

# Forum View Bryanston Blandford Forum DT11 0PW

for sale  
**£350,000**



## Property Description

### History:

Bryanston has a rich history over 4,000 years, with evidence of Bronze Age, Iron Age and Romano-British settlement. Recorded in the Domesday Book, it later became known as "Brian's Estate" after the 13th-century lord Brian de Insula. Today, Bryanston is best known for its school, set in the historic estate and beautiful Stour Valley.

### Introduction:

In the highly sought-after village of Bryanston, this spacious three-bedroom semi-detached home offers generous accommodation, ample parking and a large rear garden, making it an excellent choice for families, first-time buyers or those looking to put their own stamp on a property.

### Accommodation:

Ground floor comprises an entrance hall, cloakroom, fitted kitchen and a bright open-plan lounge/dining room with sliding patio doors opening onto the rear garden, creating an excellent space for everyday living and entertaining.

Upstairs are three well-proportioned double bedrooms and a family bathroom.

Outside, the impressive rear garden provides plenty of space for children, gardening and outdoor dining, while the front garden is complemented by a generous driveway offering off-road parking for several vehicles. Easy access to Blandford Forum's amenities and countryside walks nearby.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hall

Entrance door leading to Entrance Hall with window to side and rear. Stairs to First Floor. Doors to Kitchen, Cloak room and First Reception Area.

## Downstairs Cloakroom

Frosted double-glazed window. Fitted with a modern white suite with low-level WC and wash hand basin.

## Lounge / Dining Room

Reception space divided into two areas, the front facing is the original Reception Room with Window overlooking the Front Garden. Feature real fire and log burner.

The Reception has been extended in an addition area to provide a second reception which is bright and spacious with large sliding patio doors leading onto the rear garden. The room comfortably accommodates both seating and dining areas,

## Kitchen

Windows to the front and side aspects overlooking the gardens. Fitted with a range of base and eye-level units with tiled splashbacks, inset sink and drainer with mixer tap, integrated electric oven and hob with extractor hood over. Useful utility area with plumbing for a washing machine and space for a fridge/freezer.

### **Bedroom One**

Good sized double bedroom with dual aspect windows overlooking the front, rear and side gardens, Radiator. Built-in wardrobe.

### **Bedroom Two**

Double bedroom with Window to side and Radiator under.

### **Bedroom Three**

Double bedroom with side aspect window and radiator.

### **Family Bathroom**

Frosted double-glazed window. Fitted with a white bathroom suite comprising a panelled bath with shower over, part-tiled surrounds and a glazed shower screen. Matching wash hand basin and low level WC.

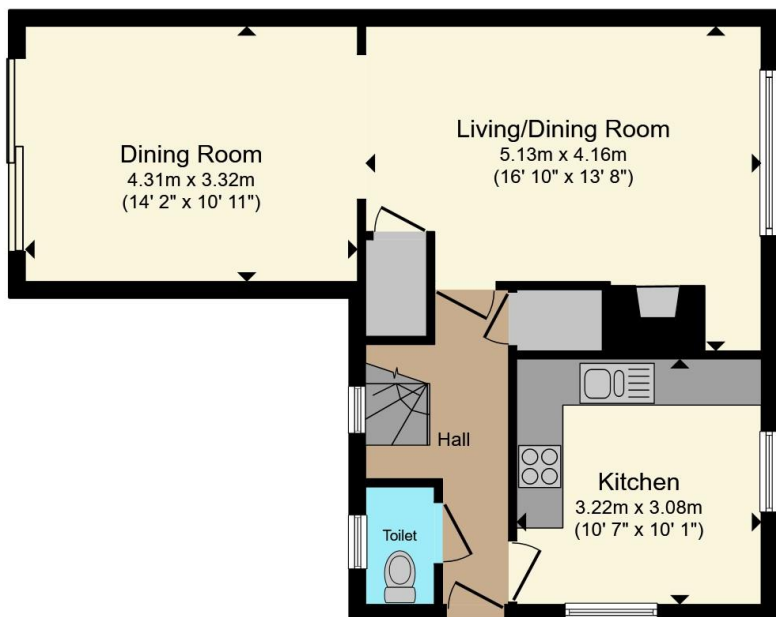
### **Front Garden**

Mature, wildlife friendly gardens and off-street parking for two cars. The private front garden is well screened and enjoys a good degree of seclusion. Side access leads to the entrance door, with a gate opening to the rear garden.

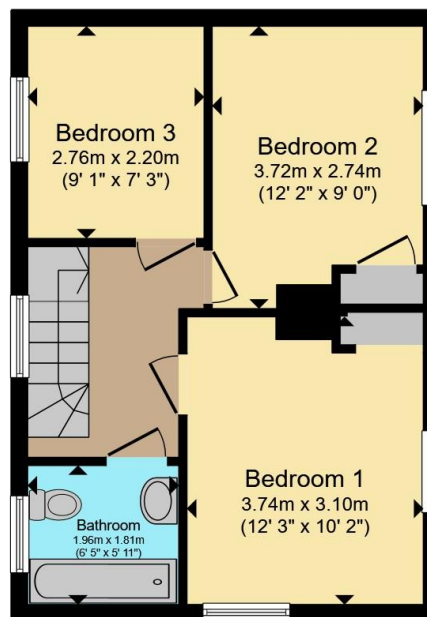
### **Rear Garden**

Large rear garden, predominantly laid to lawn, complemented by a variety of mature specimen trees and shrubs that enhance both privacy and wildlife interest.





**Ground Floor**



**First Floor**

Total floor area 91.7 m<sup>2</sup> (987 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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### directions to this property:

Leave Connells, Salisbury Street and head towards the town centre. Follow signs towards Bournemouth Road (A350). Turn into the residential area serving Forum View. Continue through the development until you reach No. 16 Forum View.

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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