



16 Sandbourne Avenue  
Blandford Forum  
Dorset  
DT11 7XY

A well maintained home situated in a tucked away cul de sac location with a sunny garden, offering scope for potential extension.



- Private cul de sac location
- Colourful rear garden
- Sought after development
  - Scope for extension
- Kitchen and utility room
  - Bathroom & ensuite



Guide Price **£385,000**

Freehold

Blandford Forum Sales  
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## ACCOMMODATION

A well-maintained brick and flint house situated in a private cul de sac in a sought-after development. The hallway provides a cloakroom and storage cupboards. The sitting room is situated to the front of the house with a stone fireplace as a focal point. The kitchen over looks the sunny and colourful rear garden, and is comprised of a range of wall and base units set with a counter top, and includes a gas hob and electric oven with space for white goods. A utility room adjoins the kitchen offering further storage, space for white goods, and access to both the back garden and integral garage. The dining room is a light room with a patio door leading to the garden. There is scope to create an open plan kitchen dining utility room (subject to relevant requirements).

The main bedroom is a good size double, benefitting from a double built-in wardrobe and an ensuite shower room. The second bedroom is a nice size double, and the third is currently arranged as a study but would accommodate a single bed. The family bathroom comprises of a bath with hand-held shower, basin and w.c. The landing includes storage cupboards.

The owner believes there is scope for extension over the

integral garage with the potential to create a further bedroom.

## OUTSIDE

The property is part of a private cul de sac enjoying a tucked away location. The frontage includes a tarmac driveway with parking for two cars, access to the integral garage and a front garden laid to lawn bound by established shrubs. The rear garden enjoys a sunny aspect with a patio adjoining the house, which is ideal for al-fresco dining. The rear garden is a particular feature with established plants and flower borders, together with a lawn that includes stepping stones to a garden shed situated to the rear boundary.

## SITUATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

## DIRECTIONS

what3words///running.woodstove.commuting

## SERVICES

Mains electricity, water and drainage. Gas central heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- C

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>

Photos taken April 2026 (c)Symonds & Sampson



Energy Efficiency Rating		Current	Potential
The energy efficiency class (letter) shows how energy efficient a property is. The higher the class, the more energy efficient a property is.			
Very energy efficient (class A)	A		
Energy efficient (class B)	B		
Decent (class C)	C	70	75
Needs improvement (class D)	D		
Needs improvement (class E)	E		
Needs improvement (class F)	F		
Needs improvement (class G)	G		
For more information on energy efficiency ratings, visit <a href="http://www.naea.org.uk">www.naea.org.uk</a>			
England & Wales		EU Directive 2002/91/EC	



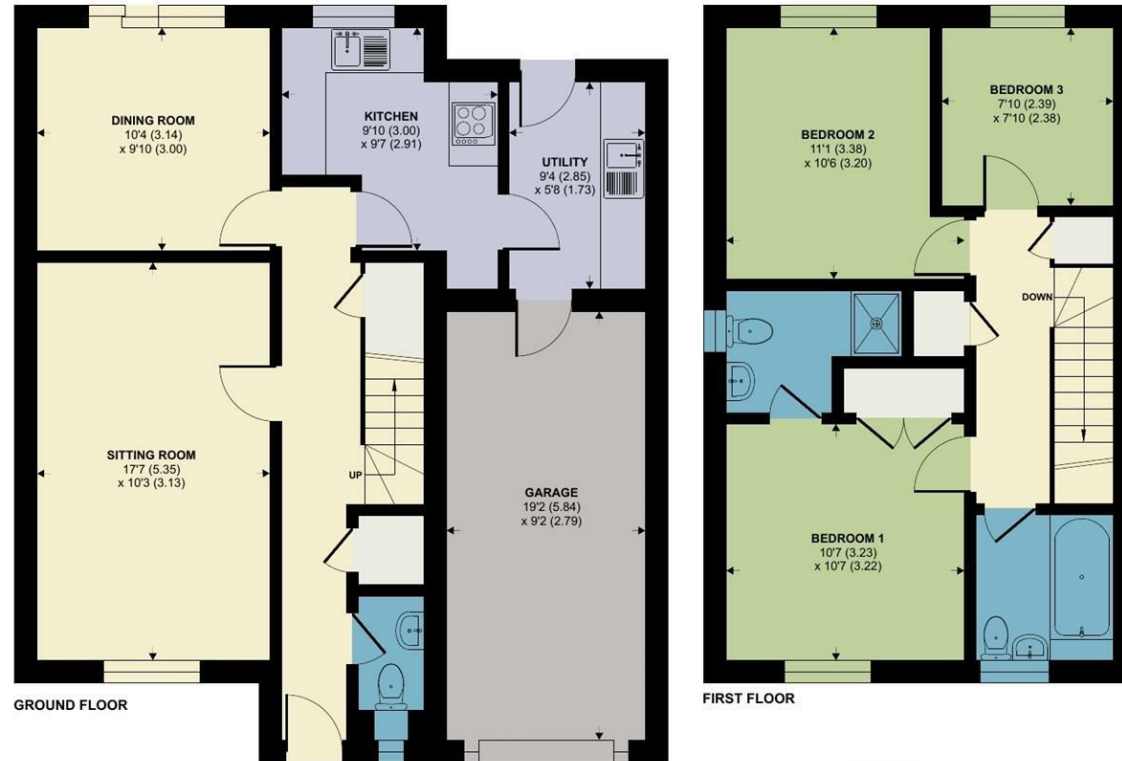
## Sandbourne Avenue, Blandford Forum

Approximate Area = 1063 sq ft / 98.7 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1229 sq ft / 114.1 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: 1447068



Blandford/DJP/April 2026



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