



10

Rosefields, Blandford St. Mary, Blandford Forum,

10

Rosefields
Blandford St. Mary
Blandford Forum
DT11 9PX

Situated in a cul de sac location close to amenities, boasting spacious ground floor accommodation and offered to the market with no forward chain.



- Ideal first time buy or downsize
- Garage & off road parking
- Kitchen dining room
 - Sitting room
 - Conservatory
 - No forward chain
 - Recently repainted

Guide Price **£280,000**

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

A modern family home which has been recently repainted and recarpeted throughout. Situated in a tucked away spot in a cul de sac within easy reach of amenities including supermarket and bus route. The heart of the home is the informal kitchen dining room, the kitchen area comprises of a range of white wall and base units set with a counter top and a breakfast bar, together with a range of integrated appliances included. The sitting room is of a good size with an electric fire as a focal point to the room. Patio doors lead to the generous conservatory which could be used as a formal dining room benefits from bi-folding doors to the garden and access to the integral single garage.

The main first and second bedrooms are nice size doubles and the third bedroom would accommodate a single bed. The modern bathroom comprises of a P shaped bath, basin and w.c.

OUTSIDE

The property is approached by a shared access leading to parking in front of the single garage. The front garden is been laid with a small decking area for the evening sunshine. The rear garden is predominantly laid to lawn with a border planted with various shrubs.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a new first 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///school.shape.vacancies

SERVICES

Mains electricity, water and drainage. Gas and electric room heaters.

MATERIAL INFORMATION

Dorset Council Tax Band - C

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

As per the Estate Agency Act 1979 we declare one of the sellers is a connect individual of an employee of Symonds & Sampson.

AGENT'S NOTE

In accordance with the Estate Agents Act 1979 we confirm that the vendors are family members of an employee of Symonds and Sampson LLP.



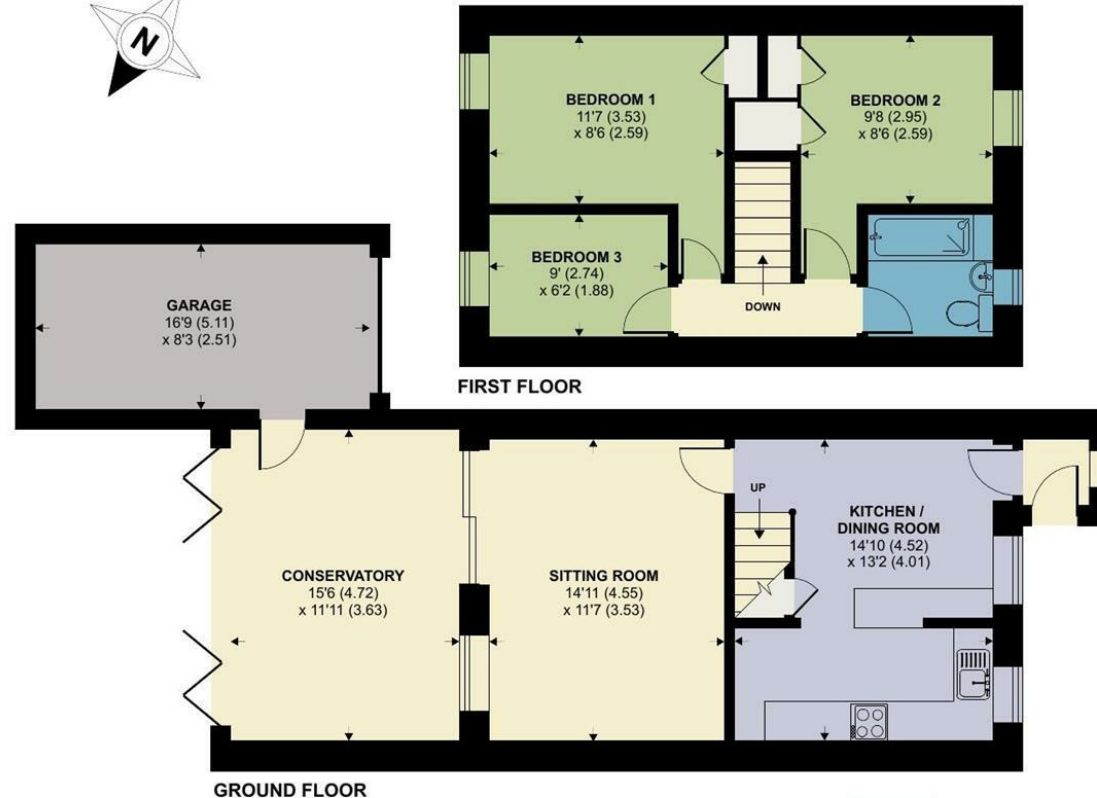
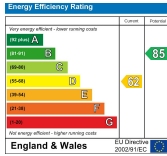
Rosefields, Blandford St. Mary, Blandford Forum

Approximate Area = 987 sq ft / 91.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 1127 sq ft / 104.6 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: 1522357



Blandford/DJP/September 2026



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT