



1 The Square
Milborne St. Andrew
Blandford Forum
DT11 0JF



- Village location
- Generous garden
- Triple carport, outbuilding & summer house
 - Home office
 - Scope for an annexe
- Versatile accommodation

Guide Price **£470,000**

Freehold

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



ACCOMMODATION

The heart of the home is the light and bright kitchen dining room, enjoying a southerly aspect and overlooking the pretty rear garden. Comprising of a range of wall and base units, includes an electric oven, gas hob and an aga (not currently used). A utility room with space for white goods and includes a ceramic sink and storage. To the front of the property are two reception rooms arranged as sitting rooms, one with an open fire and the other with a wood burner as a focal points to the rooms. The conservatory overlooks the rear garden and connects to the the cloakroom, outbuilding and games room, which benefits from a separate exterior front door. A charming metal, spiral stair case leads to the study/bedroom 4, this section of the dwelling could be made into a separate annexe for multi generation living (subject to relevant permissions).

The master bedroom is a generous room overlooking the rear garden and includes a decorative fireplace. The second bedroom is a light room enjoying a dual aspect to the front and rear, the third is a good size double and includes a decorative fireplace. The family bathroom comprises of a P shaped bath with dual overhead shower, w.c. and basin. There is an additional cloak room.

This property enjoys many character features, offering versatile accommodation within a particularly generous plot, an internal viewing is recommended to appreciate the space and potential both inside and out.

OUTSIDE

The property is approached through a wooden five bar gate

leading to a gravel driveway which continues to a large parking area and access to the wooden carport, which can accommodate three vehicles. The plot is believed to have once comprised of two properties but is now one large garden. A patio adjoins the dwelling which is ideal for al-fresco dining benefiting from a southerly aspect. The garden is arranged in several sections with a lawn, colourful well stocked flower beds, an area of fruit trees including apples and pears. To the left hand boundary is a side garden bound by a brick and flint perimeter wall currently arranged for animals and could be utilised to keep chickens. The final section of garden includes a summer house, predominantly laid to lawn with established shrubs and flowers. Completing the exterior is an outbuilding believed to have once been a stable, which is now arranged as a bar and benefits from a connecting door to the cottage.

SITUATION

Milborne St Andrew is midway between Dorchester and Blandford. The village is about 2 miles from the A35 dual carriageway at Puddletown which, in turn, leads to Poole/Bournemouth. The village enjoys an active community and has a general store, post office, first school, village hall, doctors' surgery, parish church and sports field.

Both Dorchester and Blandford have a variety of shopping and leisure facilities. Dorchester has railway stations to London Waterloo and Bristol Temple Meads. There are excellent walks across the beautiful Dorset countryside and, to the south, along the Jurassic coastline which is a World Heritage Site.

DIRECTIONS

what3words:///frock.opinion.dimension

SERVICES

Mains gas, electricity, water and drainage. Solar panels (heating water - owned).

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC - D

There is ultrafast broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

There is high risk of flooding at the property please see the website for more details. Although it lies in a designated high-risk flood zone, the vendors confirm that it has not experienced any flooding during their ownership. The property has an underfloor sump.
<https://www.gov.uk/check-long-term-flood-risk>



Milborne St. Andrew, Blandford Forum

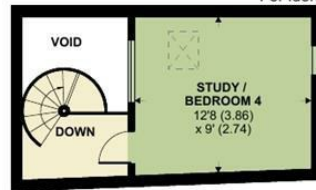
Approximate Area = 2584 sq ft / 240 sq m (exclude void / carport)

Outbuilding = 46 sq ft / 4.2 sq m

Total = 2630 sq ft / 244.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Energy efficient - lower ranking score	Current	Potential
Very good A		
Good B		
Fair C		
Below average D		
Poor E		
Very poor F		
Very poor G		
Minimum energy efficient rating		
England & Wales		



FIRST FLOOR 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1331424



Blandford/DJP/September 2025 Revised



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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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