

A two-story brick house with a dark tiled roof and a central arched entrance. To the left is a wooden garage door. The house has several windows with black frames. The front garden features a gravel path, potted plants, and a wooden fence. The sky is blue with some clouds.

Symonds
& Sampson

The Grange

Thornicombe, Blandford Forum, Dorset

The Grange

Thornicombe
Blandford Forum
Dorset
DT11 9AF



- Southerly garden
- Summer house with light and power
 - Good road links
- Generous and flowing accommodation
 - Study
 - Utility room
 - No forward chain

Guide Price **£750,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

The Grange is a well presented and spacious family home enjoying a southerly facing garden and a rural outlook to the front. The welcoming entrance hall provides access to all the principal rooms, with the heart of the home being the sunny kitchen breakfast room which overlooks the rear garden. The kitchen comprises of a range of cream wall and base units set with a wooden counter top and breakfast bar for informal dining. Included is a Rangemaster style cooker and an integrated dishwasher, together with a utility room housing white goods and providing access to the integral double garage. The formal dining room has been extended to create a wonderful year round sun room with patio doors to the rear garden. The sitting room is a generous room enjoying a dual aspect and a feature brickwork fireplace as a focal point. Completing the ground floor is a study which is ideal for anyone wishing to work from home or could be arranged as an additional reception room or play room.

The main bedroom is a generous and tastefully decorated room currently arranged with a super king size bed and includes a walk in wardrobe. The spacious fully tiled ensuite comprising a bath, separate shower, basin with vanity unit and a w.c. The second bedroom is a good size double with paddle stairs leading to the loft space which has a Velux window. The third and fourth bedrooms are nice size double rooms situated to the front elevation. The family bathroom comprises of a white suite of bath, separate shower, basin and w.c.

OUTSIDE

The property is approached by a tarmac driveway providing a substantial parking area with space for several cars and larger vehicles, together with access to the double garage. The front garden is predominantly laid to lawn with established trees providing a good degree of privacy. The rear garden is a particular feature enjoying a sunny southerly aspect and a large patio adjoining the house bound by a small brick and flint wall, which is ideal for outside dining. The rear garden is mainly laid to lawn with established flower beds and includes a garden shed. In addition the generous summer house benefits from light and power, currently used as a sewing room, this could be arranged as a home office or workshop depending on need.





SITUATION

Thornicombe is a rural hamlet approximately one mile from Charlton Marshall which has local facilities including community Post Office, Public House and Parish Church. 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. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

What3words///willing.dined.refusals

SERVICES

Mains electricity and water. Private septic tank drainage. Mains Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- D

There is 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>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



Energy Efficiency Rating		Current	Target
Very energy efficient (lower running costs)	A		
Energy efficient (lower running costs)	B		
Decent (lower running costs)	C	68	78
Below average (higher running costs)	D		
Poor (higher running costs)	E		
Very poor (higher running costs)	F		
Extremely poor (higher running costs)	G		
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2398 sq ft / 222.7 sq m
 Limited Use Area(s) = 524 sq ft / 48.6 sq m
 Garage = 281 sq ft / 26.1 sq m
 Outbuildings = 366 sq ft / 34 sq m
 Total = 3569 sq ft / 331.4 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). © nchecon 2026. Produced for Symonds & Sampson. REF: 1435509



Blandford/DJP/April 2026



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