

Symonds
& Sampson



The Forge

Tarrant Gunville, Blandford Forum, Dorset

The Forge

Tarrant Gunville
Blandford Forum
Dorset DT11 8JN

A charming character home with a sociable and informal kitchen dining room, enjoying a corner plot and southerly facing rear garden.



- Corner plot
- Sunny rear garden
- Character features
- Informal kitchen dining room
 - Cosy sitting room
 - Parking and workshop



Guide Price **£600,000**

Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

The Forge is a charming character home in the sought after Tarrant Valley, with a generous and sunny rear garden. A storm porch leads to a hallway providing access to all the principal rooms and space for a study area. The heart of the home is the dual aspect kitchen dining room which blends character features with modern living. The kitchen comprises contrasting wall and base units and a moveable island, set with a wooden counter top. The room is laid with beautiful stone flooring and a feature wood burner with French doors giving access to the garden. A conservatory is situated from the kitchen providing an extra sitting area overlooking the garden. The formal sitting room is a cosy room with character wooden beams. Completing the ground floor is a cloakroom.

The main triple aspect bedroom is a light room and offers good floor space; it includes an ensuite bathroom with a separate shower. The second bedroom is a good size double with a comprehensive range of built-in wardrobes together with an ensuite cloakroom. The third bedroom is a single.

OUTSIDE

The property enjoys a wonderful southerly facing garden with a high degree of privacy from established hedgerows. The garden is mainly laid to lawn interspersed with trees, plants and flower beds. A patio adjoins the cottage, which is ideal for al-fresco dining and provides access to a handy workshop/storeroom. The driveway is accessed via a wooden gate with parking for several vehicles.

SITUATION

Tarrant Gunville forms part of the Tarrant Valley within the countryside of the Cranborne Chase ANOB. There is a church in the village and a thriving community. The market town of Blandford Forum is 6 miles and the Cathedral City of Salisbury is 18 miles.

DIRECTIONS

What3words:///resolved.relocated.prettiest

SERVICES

Mains electricity and water. Private septic tank drainage (installed 2021 and regularly maintained.) Oil fired central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- E

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>

Please note the property did flood in early 2026.



The Forge, Tarrant Gunville, Blandford Forum

Approximate Area = 1413 sq ft / 131.2 sq m

Outbuilding = 142 sq ft / 13.1 sq m

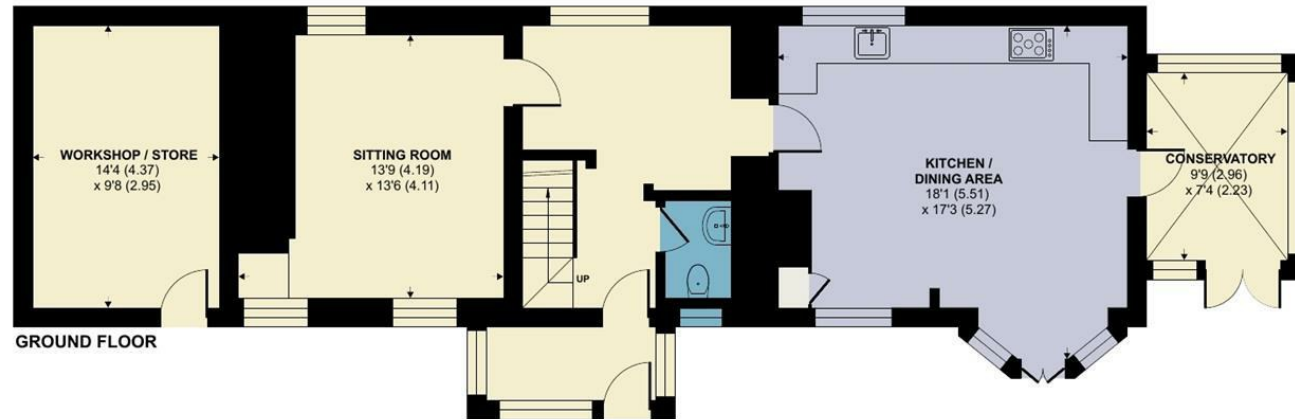
Total = 1555 sq ft / 144.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
Band	Score		
A	92-100		
B	81-91		
C	69-80	61	68
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk/government/topics/energy-efficiency			
England & Wales EPC Directive 2002/91/EC			



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1440085

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