



Thornleigh, 1 Lower School Lane, Blandford St. Mary, Blandford Forum, Dorset

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Blandford St. Mary
Blandford Forum
DT11 9QH

A beautifully presented five bedroom, three-storey detached home situated on a sought after development in Blandford St. Mary.



- Sought after development
- Beautifully presented throughout
- Modern open plan kitchen/dining room
 - Spacious & versatile bedrooms
 - Four bath/shower rooms
 - Utility room
 - Car port & tandem garage
- Landscaped rear garden with summer house
 - Close to amenities

Guide Price of £550,000
Freehold

Blandford Forum Sales
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blandford@symondsandsampson.co.uk



ACCOMMODATION

Located in a highly sought-after and award-winning development, this beautifully designed five-bedroom detached home offers spacious living over three floors presented in excellent decorative order.

Upon entry to the property is a spacious hallway with engineered timber flooring and downstairs cloakroom which leads into the heart of the home kitchen/dining room. The modern kitchen is well equipped with a quality range of wall and base units with quartz worktop, integrated appliances including fridge/freezer, dishwasher and a Stoves range cooker with an extractor hood over. The open plan dining room has a delightful outlook onto the patio and beautiful sunny rear garden via sliding doors. The kitchen conveniently flows into the utility room containing additional worktop and space undercounter for white goods which in turn leads to the integral garage. The cosy sitting room is the perfect place to relax with an exposed open fireplace as the focal point with the added benefit of double doors out to the rear garden.

Rising to the first floor, the home comprises of three generously sized double bedrooms with the two at the front of the property currently arranged as a study/home office ideal for those working from home. The second bedroom includes an ensuite bathroom with a bath, basin and w.c. A luxurious master suite can be found overlooking the rear garden with a fitted wardrobe and additional built in cupboards. The master bedroom is coupled with a fully tiled ensuite bathroom comprising a shower bath with glass screen, basin and w.c. Completing this floor, is a family bathroom including

a bath, basin and w.c. The third floor comprises a further two well-proportioned double bedrooms perfect for children, guests, or home office space. The third and fourth bedrooms are served by a bathroom comprising of a bath, basin and w.c. accessed via the landing.

OUTSIDE

The walled private rear garden is a particular feature of the property having been beautifully landscaped and boasting colourful flowers, mature trees and shrubbery. There is a paved patio area surrounding the property perfect for outdoor entertaining with steps leading to a section of lawn together with a summer house. The garden also includes a storage area for bins and side access to the front. To the front is a car port and integral garage with further on street parking.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the Parish Church is set in Lower Blandford St Mary. 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///stored.interval.harnessed](#)

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC - C

There is mobile coverage in the area and ultrafast broadband, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

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



Lower School Lane, Blandford St. Mary, Blandford Forum

Approximate Area = 2179 sq ft / 202.4 sq m

Limited Use Area(s) = 127 sq ft / 11.7 sq m

Garage = 88 sq ft / 8.1 sq m

Total = 2394 sq ft / 222.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++ (92-100)	A		
A+ (89-91)	B		
A (86-88)	C		
B+ (83-85)	D		
B (81-82)	E		
B- (79-80)	F		
C+ (76-78)	G	78	79
C (73-75)	H		
C- (71-72)	I		
D (69-70)	J		
D- (67-68)	K		
E (65-66)	L		
F (63-64)	M		
F- (61-62)	N		
G (59-60)	O		
G- (57-58)	P		
H (55-56)	Q		
H- (53-54)	R		
I (51-52)	S		
I- (49-50)	T		
J (47-48)	U		
J- (45-46)	V		
K (43-44)	W		
K- (41-42)	X		
L (39-40)	Y		
L- (37-38)	Z		
M (35-36)	AA		
M- (33-34)	AB		
N (31-32)	AC		
N- (29-30)	AD		
O (27-28)	AE		
O- (25-26)	AF		
P (23-24)	AG		
P- (21-22)	AH		
Q (19-20)	AI		
Q- (17-18)	AJ		
R (15-16)	AK		
R- (13-14)	AL		
S (11-12)	AM		
S- (9-10)	AN		
T (7-8)	AO		
T- (5-6)	AP		
U (3-4)	AQ		
U- (1-2)	AR		
V (0-1)	AS		
V- (-1)	AT		
W (-2)	AW		
W- (-3)	AX		
X (-4)	AY		
X- (-5)	AZ		
Y (-6)	BA		
Y- (-7)	BB		
Z (-8)	BC		
Z- (-9)	BD		
AA (-10)	BE		
AA- (-11)	BF		
AB (-12)	BG		
AB- (-13)	BH		
AC (-14)	BI		
AC- (-15)	BJ		
AD (-16)	BK		
AD- (-17)	BL		
AE (-18)	BM		
AE- (-19)	BN		
AF (-20)	BO		
AF- (-21)	BP		
AG (-22)	BQ		
AG- (-23)	BR		
AH (-24)	BS		
AH- (-25)	BT		
AI (-26)	BU		
AI- (-27)	BV		
AJ (-28)	BW		
AJ- (-29)	BX		
AK (-30)	BY		
AK- (-31)	BZ		
AL (-32)	CA		
AL- (-33)	CB		
AM (-34)	CC		
AM- (-35)	CD		
AN (-36)	CE		
AN- (-37)	CF		
AO (-38)	CG		
AO- (-39)	CH		
AP (-40)	CI		
AP- (-41)	CJ		
AQ (-42)	CK		
AQ- (-43)	CL		
AR (-44)	CM		
AR- (-45)	CN		
AS (-46)	CO		
AS- (-47)	CP		
AT (-48)	CQ		
AT- (-49)	CR		
AU (-50)	CS		
AU- (-51)	CT		
AV (-52)	CU		
AV- (-53)	CV		
AW (-54)	CW		
AW- (-55)	CX		
AX (-56)	CY		
AX- (-57)	CZ		
AY (-58)	DA		
AY- (-59)	DB		
AZ (-60)	DC		
AZ- (-61)	DD		
BA (-62)	DE		
BA- (-63)	DF		
BB (-64)	DG		
BB- (-65)	DH		
BC (-66)	DI		
BC- (-67)	DJ		
BD (-68)	DK		
BD- (-69)	DL		
BE (-70)	DM		
BE- (-71)	DN		
BF (-72)	DO		
BF- (-73)	DP		
BG (-74)	DQ		
BG- (-75)	DR		
BH (-76)	DS		
BH- (-77)	DT		
BI (-78)	DU		
BI- (-79)	DV		
BJ (-80)	DW		
BJ- (-81)	DX		
BK (-82)	DY		
BK- (-83)	DZ		
BL (-84)	EA		
BL- (-85)	EB		
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BN- (-89)	EF		
BO (-90)	EG		
BO- (-91)	EH		
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BP- (-93)	EJ		
BQ (-94)	EK		
BQ- (-95)	EL		
BR (-96)	EM		
BR- (-97)	EN		
BS (-98)	EO		
BS- (-99)	EP		
BT (-100)	EQ		
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BU (-102)	ES		
BU- (-103)	ET		
BV (-104)	EU		
BV- (-105)	EV		
BW (-106)	EW		
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BX (-108)	EY		
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BY (-110)	FA		
BY- (-111)	FB		
BZ (-112)	FC		
BZ- (-113)	FD		
CA (-114)	FE		
CA- (-115)	FF		
CB (-116)	FG		
CB- (-117)	FH		
CC (-118)	FI		
CC- (-119)	FJ		
CD (-120)	FK		
CD- (-121)	FL		
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CG (-126)	FQ		
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CH (-128)	FS		
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CI (-130)	FU		
CI- (-131)	FV		
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CK- (-135)	FZ		
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DS (-202)	IO		
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DT (-204)	IQ		
DT- (-205)	IR		
DU (-206)	IS		
DU- (-207)	IT		
DV (-208)	IU		
DV- (-209)	IV		
DW (-210)	IW		
DW- (-211)	IX		
DX (-212)	IY		
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DY- (-215)	JB		
DZ (-216)	JC		
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EH- (-233)	JT		
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EI- (-235)	JV		
EJ (-236)	JW		
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