





Property Description

Local History and Information:

Blandford Forum has a rich history dating back to Anglo-Saxon times when it developed around a ford over the River Stour, in the Domesday Book the town was known as Blanford, and in the 13th century it gained its Latin suffix "Forum" to denote its marketplace.

The town suffered several devastating fires, the most catastrophic in 1731, which led to a complete rebuild in Georgian style, of which 24a Market Place was an example and rebuilt at that time.

Blandford became known for lacemaking, button production, and brewing, with Badger Beers still brewed locally. It was also a stagecoach hub in the 18th and 19th centuries. The town gained gaslight in 1837 and a railway in 1860, though the station closed in 1966. Today, Blandford Forum is noted for its Georgian architecture, museums, and growing population, evolving from a small rural town into a vibrant local centre.

The Property:

Located in the old market square this split-level apartment is approached by one of the old passageways, which are a common feature in Blandford which leads to a rear staircase giving access to the first floor where there is a Kitchen Dining Room, Main Reception Room, stairs to first floor with main bedroom, second Bedroom and Shower room all the rooms have an open fireplace which is set into the corner of each room. An unusual feature is the large garden which extends some considerable way.

Ground Floor & Stairs

The property is accessed via a pedestrian Georgian passageway, which are common in Blandford and gives a hidden away and private feel. From the passageway it opens up to a patio area with access to the gardens and steps to the first floor, small balcony and double doors into the Kitchen/Diner.

Kitchen/Diner

Large room with Double doors onto a balcony. Range of wooden base units, sink and cooker. The room retains some period features with a corner Georgian fire place, wood floor and views towards the river and over looking the gardens.

Inner Hall & stairs

Inner hall with large storage area/cupboard and stairs to first floor and access to the loft space and small vaulted ceiling area.

Reception Room

Good sized room with two large sash windows fronting onto Market Place and having views of the market, St Peters and St Paul's Church. Period features include a pretty Georgian corner open fireplace.

Bedroom 1

The main bedroom is situated on the second floor having with sash windows which over look the gardens. A large room which has a wealth of period features including a corner Georgian open fire place.

Bedroom 2

A bright room with two large sash windows to the front which overlook the market square and St Peter & St Paul's church. In addition there is period corner Gregorian fireplace.

Shower Room/WC

Fitted with a modern white suite having a low level WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower.

Balcony

Accessed from the Kitchen/Diner and with stairs leading to the Ground floor and providing access to the property is a small balcony area accessed by some wrought iron stairs.

Garden

Extensive rear garden which is about approximately 250 ft in length, the garden varies in width at the top end. Generally very wild and over grown to the bottom end but provides lots of potential for gardening or a work from home space shed.





directions to this property:

Transport Links:

The town offers a range of transport links that facilitate easy access to and from the town centre. Well served by local bus services, connecting residents and visitors to nearby towns. Additionally, the town's proximity to major roadways enhances its accessibility, making it convenient for those traveling by car. Whilst the railway station is not directly within the town, the rail station in Poole provides further options for rail travel to London, Southampton and Weymouth, ensuring that Blandford Forum remains a well-connected destination.

To view this property please contact Connells on

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This is a Leasehold property. We are awaiting further details about the lease. For further information, please contact the branch. Please note additional fees could be incurred for items such as Land Registry, Stamp Duty, and Legal Fees. From Connells Blandford Forum office. Head north on Salisbury Street /B3082 Street to the east. For further information, please contact the branch. After 0.2 miles, turn right onto East Street /B3082, continue 0.7 miles then turn left onto Stickland Court (Restricted usage road) where the property is located on the left.

EPC Rating: Exempt
Council Tax Band: A
Service Charge: Ask Agent
Ground Rent: Ask Agent
Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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