



# 16

Pigeon Close  
Blandford St. Mary  
Blandford Forum  
DT11 9LX

A spacious three-bedroom family home set over three floors in a cul-de-sac location with a double garage and large driveway.



- Double garage & large driveway
- Within walking distance of the town centre
  - Well presented throughout
    - Two reception rooms
    - Three double bedrooms
- Ensuite shower room to master bedroom
  - Landscaped sunny rear garden
    - Vendor suited

Offers In Excess Of **£400,000**

Freehold

Blandford Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

Upon entering the property, the hallway leads to a bright and airy dual aspect sitting room with a feature fireplace. The heart of the home is the kitchen/dining room which has been fitted with a selection of wall and base units, stainless steel sink and drainer, plus integrated appliances including an electric oven, four ring gas hob with extractor over, dishwasher and space for a free standing fridge freezer. The kitchen also benefits from newly fitted skylights allowing further light and a side door that leads to the garden. This conveniently flows into a spacious dining room with a window to the front aspect. Completing the ground floor is a cloakroom and useful understairs cupboard.

Rising to the first floor, there is two generously proportioned double bedrooms, both of which benefit from built-in storage cupboards and windows to the front aspect. The bedrooms are served by a modern family bathroom comprising of a shower over the bath with glass screen, basin and w.c. The second floor offers a master bedroom suite with an additional dressing area, built in cupboards and eaves storage. This is complimented by an ensuite shower room with a step in shower cubicle, basin and w.c.

## OUTSIDE

Externally the property has a block paved driveway offering parking for several vehicles and a double garage with power and electric up and over door. The well maintained rear garden enjoys a patio perfect for outdoor entertaining, steps lead up to a lawned area of the garden with a flower border and section for additional outdoor seating. There is also side access to the driveway and garage.

## 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 town with its varied amenities includes a leisure centre which is approximately half a mile in distance.

## DIRECTIONS

what3words:///deriving.bleak.legwork

## SERVICES

Mains electricity, water and drainage. Gas central heating.

## MATERIAL INFORMATION

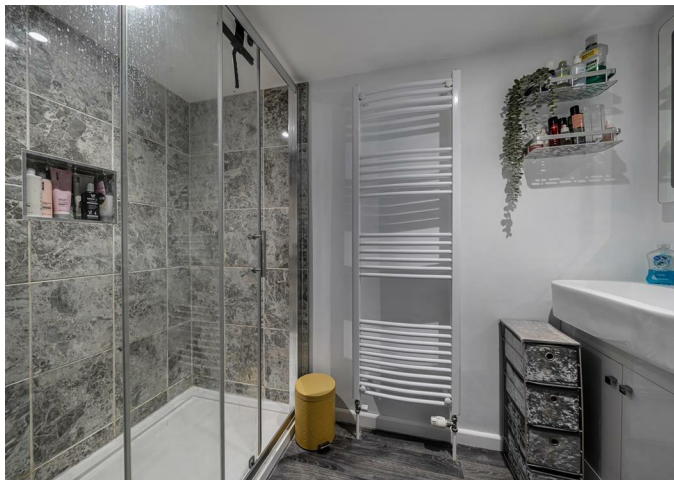
Dorset Council Tax Band - C

Tel: 01305 211 970

EPC - C

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>



# Blandford St. Mary, Blandford Forum

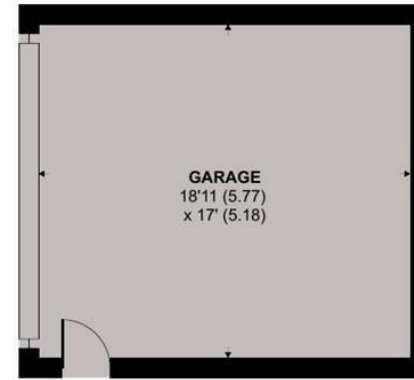
Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 1610 sq ft / 149.5 sq m

For identification only - Not to scale

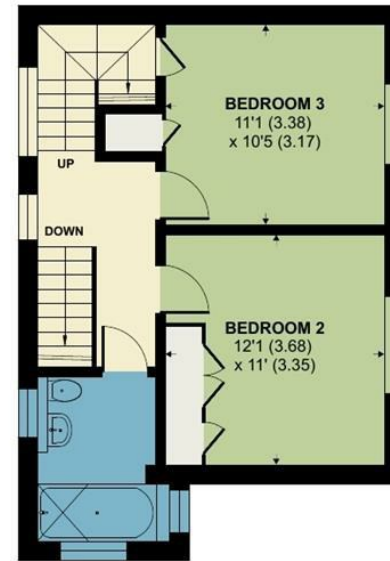
Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) is based on the energy performance certificate (EPC) for the property.			
Band	Score	70	75
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Minimum energy efficiency standard (MEES)			
England & Wales			
EU Directive 2002/91/EC			



GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1416614



Blandford/RB/Feb 2026

Revised Feb 2026



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 of 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