

Symonds
& Sampson

5 Cobham Road, Blandford Forum, Dorset

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Cobham Road
Blandford Forum
Dorset
DT11 7YF

An attractive four-bedroom family home with brick and flint elevations under a pitched clay tiled roof on a popular established development.



- Double garage & off-road parking
 - Versatile accommodation
- Dual aspect sitting room with feature wood burner
 - Kitchen/Breakfast room
 - Utility room
 - Four double bedrooms
- Tastefully updated bathroom and ensuite shower room to master bedroom
 - Delightful family friendly rear garden
 - EV charging point

Offers In Excess Of **£450,000**
Freehold

Blandford Forum Sales
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ACCOMMODATION

Upon entry to the property is a spacious entrance hall with oak floorboards serving all principal rooms and stairs extending to the first floor. The heart of the home is the double aspect sitting room which is the perfect place to relax and boasts a feature fireplace with inset wood burner as a focal point and French doors out to the garden. The double aspect dining room is a useful entertaining space with ornamental fireplace and inset electric stove. The light and airy kitchen/breakfast room is located at the rear of the property with French doors to the rear garden. The kitchen comprises of a range of wall and base units, integrated appliances include an electric oven and gas hob with extractor hood over, plus space for a dishwasher and free standing fridge/freezer. The kitchen conveniently flows into the utility room with matching cupboards and worktop, steel sink and drainer and undercounter space for white goods with access to the driveway. Completing the ground floor is a downstairs shower room.

Rising to the first floor, the double aspect master bedroom is located at the rear of the property with French doors to a Juliet balcony overlooking the garden and benefits from a built-in wardrobe. The bedroom is complimented by a modern ensuite shower room comprising a step in shower cubicle with rainfall shower overhead, basin and w.c. There are three further double bedrooms served by a tastefully

updated fully tiled family bathroom comprising of an oversized bath with fitted shower above, basin and w.c. There is also flexibility to utilise the dining room as a fifth bedroom with the benefit of the shower room on the ground floor.

OUTSIDE

The property is approached via a metal gate giving access to the front garden and steps lead to the front door. The low maintenance front garden consists of shrubbery bounded by a brick wall with hedge behind and trees offering a degree of privacy. To the right of the property is a tarmac driveway providing off-road parking and large wooden gates give access to the garage and rear garden. The double garage contains two up and over doors with power, light and boarded roof storage. There is also an EV charging point and an additional parking space on Cobham Road to the right of the driveway. The delightful family friendly rear garden is predominantly laid to lawn with planted borders and boasts a brick paved terrace with a pergola directly to the rear of the house perfect for outdoor entertaining. There is also a log store, and a paved pathway leading to the garage with side door giving access.

SITUATION

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///unopposed.twit.reckoned

SERVICES

All mains services.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- C

There is Ultrafast Fibre 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>



Cobham Road, Blandford Forum

Approximate Area = 1498 sq ft / 139.1 sq m

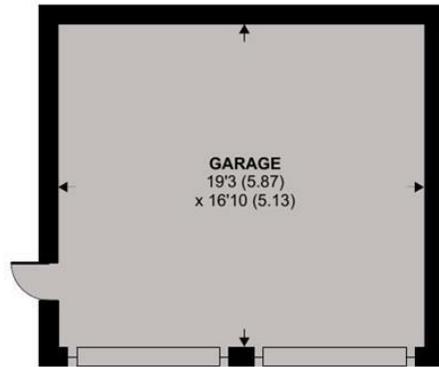
Garage = 324 sq ft / 30.1 sq m

Total = 1822 sq ft / 169.2 sq m

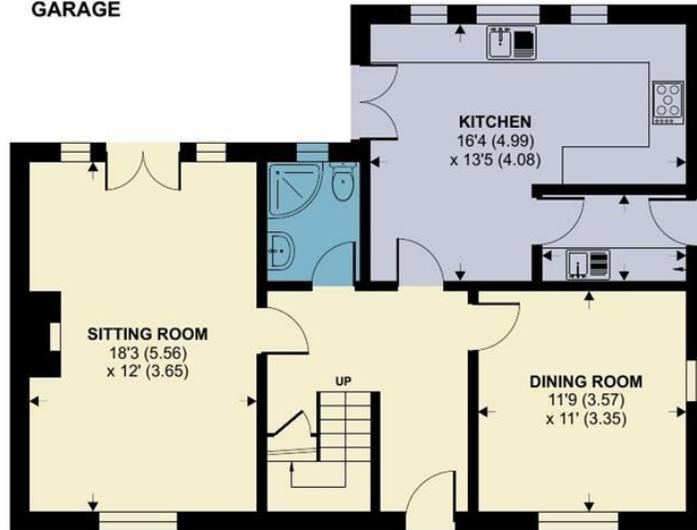
For identification only - Not to scale

Energy Efficiency Rating	
Energy Efficiency Class	Current
Very energy efficient (greenest rating)	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient (worst rating)	
74	81

England & Wales
EU Directive 2002/91/EC



GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1416298



Blandford/RB/March 2026

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