

Symonds
& Sampson



18 Westbury Way, Blandford Forum, Dorset

18 Westbury Way
Blandford Forum
Dorset
DT11 7DH

A well presented four-bedroom family home, which sits on a corner plot with close proximity to Blandford town centre and amenities including M&S food hall and the River Stour.



- Corner plot with sunny rear garden
- Double garage converted into a home office
- Modern kitchen/dining room
- Dual aspect sitting room with feature gas fireplace
- Utility room
- Good sized bedrooms
- Driveway parking for several vehicles
- EV charging point
- Cul de sac location

Guide Price £465,000
Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

Upon entry to the property is the hallway serving all principal rooms and stairs extending to the first floor. The heart of the home is the cosy sitting room which is the perfect place to relax and boasts a feature gas fireplace as a focal point with French doors out to the garden. The modern kitchen/breakfast room comprises of a quality range of wall and base units with oak worktops. Additional features include a Range master with extractor hood over and integrated dishwasher. The kitchen conveniently flows into the utility room consisting of a built-in American style fridge/freezer with space for white goods and access to the rear garden. Completing the ground floor is a cloakroom.

Rising to the first floor, the master bedroom overlooks the rear garden and benefits from built-in wardrobes. The bedroom is complimented by an ensuite shower room comprising a step in shower cubicle, basin and w.c. There are three further good sized bedrooms served by a fully tiled family bathroom with a shower/bath with fitted shower above, basin and w.c.

OUTSIDE

To the front of the property is a gated low maintenance garden with flowers and shrubbery. Situated on a corner plot, the property boasts a double garage to the side with

two up and over doors and offers ample driveway parking for several cars, plus EV charging point. The majority of the garage has been converted by the current owners into an impressive home office with a side access door and the remainder used as storage. The rear garden is predominantly laid to lawn with borders and a patio perfect for outdoor entertaining. There is also two further sheds at the back of the garage, an outside tap and gated side 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://popped.goats.lottery

SERVICES

Mains electric, water and drainage. Gas central heating. EV charging point

MATERIAL INFORMATION

Dorset Council Tax Band - D

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>



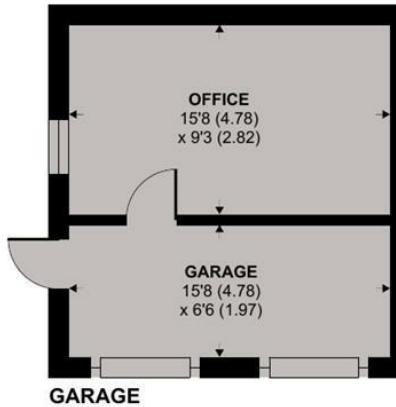
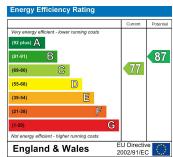
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Approximate Area = 1150 sq ft / 106.8 sq m

Garage = 254 sq ft / 23.5 sq m

Total = 1404 sq ft / 130.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026. Produced for Symonds & Sampson. REF: 1405360



Blandford/RB/Feb 2026



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