

36, Blandford Hill, Milborne St. Andrew, Blandford Forum, Dorset

36, Blandford Hill
Milborne St. Andrew
Blandford Forum
DT11 0JB

A beautifully presented Grade II listed cottage possessing an abundance of character and charm pleasantly situated in the heart of a desirable village.

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- Character period property
- Sitting room with wood burner
- Tastefully updated kitchen / breakfast room
- Utility room with pantry
- Character features
- Versatile accommodation
- Well established elevated garden with country views

Guide Price £335,000

Freehold

Blandford Sales
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ACCOMMODATION

A Grade II listed cottage blending character charm with modern decoration throughout. Upon entering the property, the heart of the home is the cosy sitting room which has retained many of its original features including an eye catching feature brick fire place with inset wood burner as a focal point. The tastefully updated kitchen / breakfast room sympathetically blends modern fittings with a country style. The kitchen comprises of base units with a wooden counter top, ceramic sink with drainer and space for a freestanding Rangemaster and fridge freezer. This conveniently flows up a set of steps into a useful utility room which contains plenty of worktop and undercounter storage space for white goods plus a pantry. Completing the ground floor is a spacious hallway perfect for storing coats and shoes with stairs to the first floor.

Rising to the first floor, there is a large room to the rear which offers flexible accommodation and could be used as a bedroom, study or secondary living area with double doors out to the terrace. The second bedroom is a good sized double room overlooking the front of the property, with storage space either side of the chimney breast. The third bedroom is a single room. Completing the upstairs accommodation is a bathroom comprising a bath with shower overhead, basin and w.c.

OUTSIDE

The property is accessed via a pavement on the approach to the front door. The enclosed southerly facing rear garden is a particular feature with steps and elevations. The garden is mainly laid to lawn with well established trees and shrubs, and a path that leads to a public footpath offering fantastic walks. Also within the garden is a terrace for dining al-fresco, access to a storage room, woodstore and a useful shed.

SITUATION

Milborne St Andrew is a village situated in the Winterborne valley set between the Georgian market town of Blandford Forum and the County town of Dorchester. The village itself offers general stores, parish church, first school public house, village hall and sports hall and grounds. The County town of Dorchester is approximately 9 miles, Poole with its commercial and sporting facilities is approximately 15 miles and Bournemouth approximately 20 miles.

DIRECTIONS

what3words///presumes.smoking.awesome

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C
Tel: 01305 211 970
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 = 1115 sq ft / 103.5 sq m
Outbuilding = 37 sq ft / 3.4 sq m
Total = 1152 sq ft / 106.9 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). ©nichecom 2025. Produced for Symonds & Sampson. REF: 1359977

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