

A two-story house with a light-colored, textured exterior and white window frames. The house features a chimney and a covered patio area with a glass roof. A large, leafless tree stands on the right side of the property, casting shadows on the lawn. The sky is blue with some light clouds.

Symonds  
& Sampson

# The Rowans

Milldown Road, Blandford Forum, Dorset

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Milldown Road  
Blandford Forum  
Dorset  
DT11 7DD



- No forward chain
- Town centre location
- Close to amenities and the North Dorset Trailway
- Spacious and flowing accommodation
  - Sociable kitchen breakfast room
  - Four generous bedrooms
- Useful office to work from home
  - Private wraparound garden

Guide Price **£925,000**

Freehold

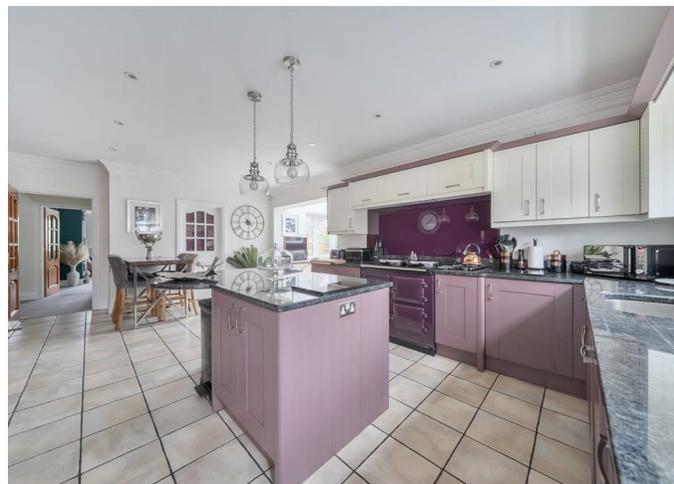
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## ACCOMMODATION

The Rowans is a spacious and well presented home offering over 3,500 sq ft of accommodation in a highly sought after location in the heart of Blandford. The house was built in 2000 and seamlessly blends Georgian character with modern comfort and construction. Upon entry there is an expansive hallway with the staircase opening to a gallery landing. The heart of the home is the informal and sociable kitchen breakfast room comprising of a range of units and a central island laid with a marble worktop and hanging pendant lights. Included is a range of integrated appliances and a useful larder for additional storage. The light and airy garden room benefits from French doors to the garden and a part glazed roof creating a wonderful relaxing area. The utility room provides space for white goods and additional storage. The formal dining room enjoys a dual aspect with French doors to the garden. The sitting room is an impressive and generous room, with a feature marble fireplace and an electric effect wood burner. The study is ideal for home working and include a separate exterior door. The fifth bedroom offers a ground floor bedroom or additional reception room depending on need. The cloakroom comprises of a w.c., basin and shower cubicle.

The dual aspect principal bedroom is a particular feature, a large room benefitting from a dressing area which includes a comprehensive range of built in wardrobes. The ensuite comprises of a large walk in shower, dual sinks, and a w.c. The second bedroom is also a very large room, currently arranged with a bed and sofa area, benefitting from an ensuite bathroom and built in wardrobes. The third and fourth bedrooms are good sized doubles, each with built in wardrobes. The family bathroom comprises of a bath, separate shower, basins and w.c.





## OUTSIDE

The property is located along a private driveway shared with one neighbour, metal gates lead to a tarmac driveway with parking for several cars and access to the detached double garage. The garden wraps around the house with perimeter bound by a brick wall, fencing and an established hedgerow. The garden enjoys a good degree of privacy together with areas that enjoy a sunny aspect and shaded parts from a large Copper Beech tree, the remainder of the garden is laid to lawn with well stocked flower beds. There is a substantial sandstone patio adjoining the house accessed from the garden room and dining room, which is ideal for outside dining on a sunny evening.

## 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///qualified.shocks.rewrites

## SERVICES

Mains electricity, water and drainage. Gas central heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - G



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>

# The Rowans, Milldown Road, Blandford Forum

Approximate Area = 3748 sq ft / 348.2 sq m

Garage = 316 sq ft / 29.3 sq m

Outbuilding = 124 sq ft / 11.5 sq m

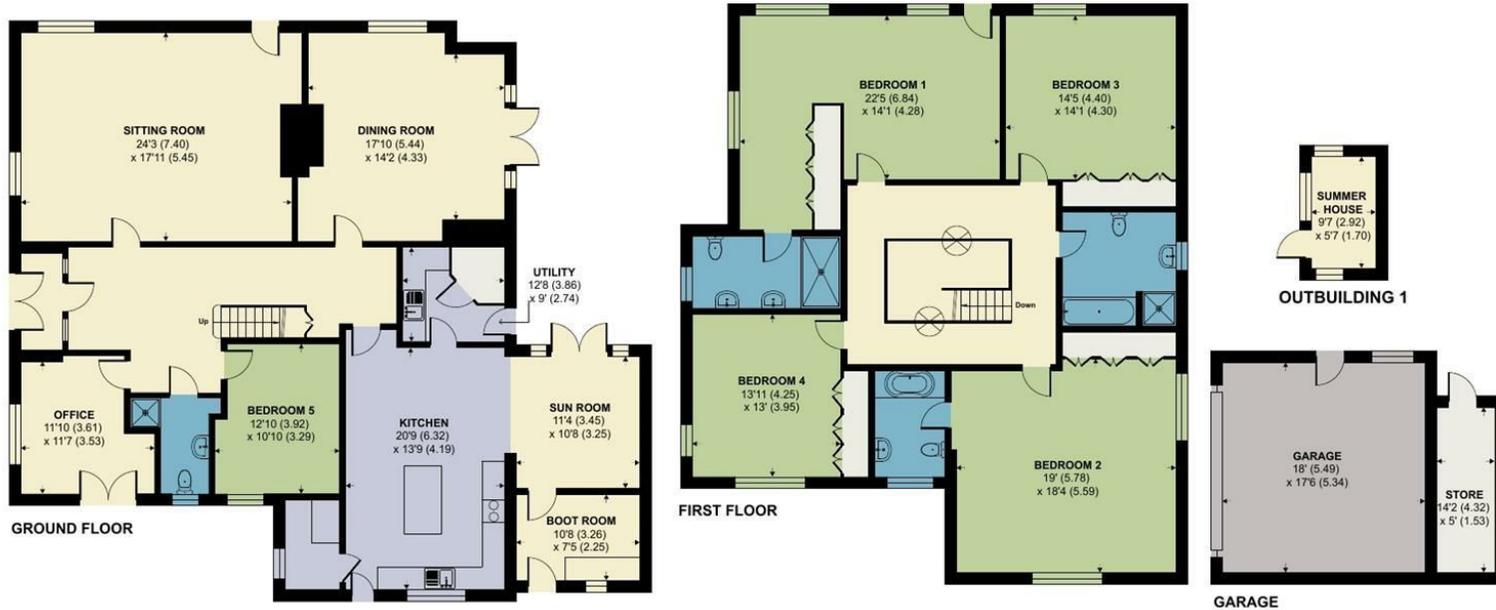
Total = 4188 sq ft / 389 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	77	79
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1418072



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