



1 The Square, Milborne St. Andrew, Blandford Forum, Dorset

1 The Square
Milborne St. Andrew
Blandford Forum
DT11 0JF



- Village location
- Generous garden
- Triple carport, outbuilding & summer house
 - Home office
 - Scope for an annexe
- Versatile accommodation



Guide Price **£450,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

The heart of the home is the light and bright kitchen dining room, enjoying a southerly aspect and overlooking the pretty rear garden. Comprising of a range of wall and base units, includes an electric oven, gas hob and an aga (not currently used). A utility room with space for white goods and includes a ceramic sink and storage. To the front of the property are two reception rooms arranged as sitting rooms, one with an open fire and the other with a wood burner as a focal points to the rooms. The conservatory overlooks the rear garden and connects to the the cloakroom, outbuilding and games room, which benefits from a separate exterior front door. A charming metal, spiral stair case leads to the study/bedroom 4, this section of the dwelling could be made into a separate annexe for multi generation living (subject to relevant permissions).

The master bedroom is a generous room overlooking the rear garden and includes a decorative fireplace. The second bedroom is a light room enjoying a dual aspect to the front and rear, the third is a good size double and includes a decorative fireplace. The family bathroom comprises of a P shaped bath with dual overhead shower, w.c. and basin. There is an additional cloak room.

This property enjoys many character features, offering versatile accommodation within a particularly generous plot, an internal viewing is recommended to appreciate the space and potential both inside and out.

OUTSIDE

The property is approached through a wooden five bar gate

leading to a gravel driveway which continues to a large parking area and access to the wooden carport, which can accommodate three vehicles. The plot is believed to have once comprised of two properties but is now one large garden. A patio adjoins the dwelling which is ideal for al-fresco dining benefiting from a southerly aspect. The garden is arranged in several sections with a lawn, colourful well stocked flower beds, an area of fruit trees including apples and pears. To the left hand boundary is a side garden bound by a brick and flint perimeter wall currently arranged for animals and could be utilised to keep chickens. The final section of garden includes a summer house, predominantly laid to lawn with established shrubs and flowers. Completing the exterior is an outbuilding believed to have once been a stable, which is now arranged as a bar and benefits from a connecting door to the cottage.

SITUATION

Milborne St Andrew is midway between Dorchester and Blandford. The village is about 2 miles from the A35 dual carriageway at Puddletown which, in turn, leads to Poole/Bournemouth. The village enjoys an active community and has a general store, post office, first school, village hall, doctors' surgery, parish church and sports field.

Both Dorchester and Blandford have a variety of shopping and leisure facilities. Dorchester has railway stations to London Waterloo and Bristol Temple Meads. There are excellent walks across the beautiful Dorset countryside and, to the south, along the Jurassic coastline which is a World Heritage Site.

DIRECTIONS

what3words///frock.opinion.dimension

SERVICES

Mains gas, electricity, water and drainage. Solar panels (heating water - owned).

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC - D

There is ultrafast 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>

There is high risk of flooding at the property please see the website for more details. Although it lies in a designated high-risk flood zone, the vendors confirm that it has not experienced any flooding during their ownership. The property has an underfloor sump. <https://www.gov.uk/check-long-term-flood-risk>



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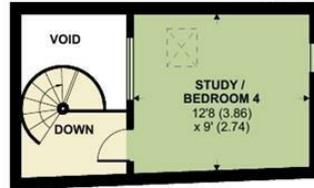
Approximate Area = 2584 sq ft / 240 sq m (exclude void / carport)

Outbuilding = 46 sq ft / 4.2 sq m

Total = 2630 sq ft / 244.2 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 of the building.			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
The energy efficiency class (energy rating) is based on the energy performance of the building.			
England & Wales			



FIRST FLOOR 2



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: 1331424



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