



Symonds
& Sampson

Charnwood
Milldown Road, Blandford Forum, Dorset

Charnwood

Milldown Road
Blandford Forum
Dorset
DT11 7DB

A unique opportunity to purchase a home and annexe on the edge of Blandford, just a short distance from amenities. Boasting a generous and sunny plot.



- Bungalow & 2 bedroom annexe
 - Town centre location
 - Close to amenities
- Ideal for multi generation living
 - Wonderful garden
- Spacious & versatile accommodation

Guide Price **£800,000**

Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

Charnwood is a charming and versatile home, which includes a self contained two bedroom bungalow, ideal for multi generations or for an investment and enjoying a plot of over half an acre.

The main residence is a spacious and well presented chalet bungalow which benefits from character features such as high ceilings and bay windows. The heart of the home is the flowing and light sitting dining room, which boasts a beautiful wood burner as a focal point to the room and a bay window with patio doors overlooking the colourful rear garden. The room is laid with wood flooring and an archway leads to the kitchen comprising of a range of wall and base units set with a wooden counter top. Included is a ceramic sink, electric double oven, gas hob, integral fridge freezer and integral dishwasher. Situated in the hallway is a useful utility cupboard providing space for white goods. There is an additional reception room / fourth bedroom with French doors to the garden, which is currently arranged as an additional sitting room but could be utilised as a double bedroom with a built in storage cupboard.

The main bedroom is a generous room boasting a comprehensive range of built in storage and benefits from a bay window providing extra floorspace and flooding the room with light. The fully tiled ensuite comprises of a white suite of double walk in shower, basin and w.c. The second bedroom is a good size room. The family bathroom comprises of a bath with overhead shower, w.c, and basin. The cloakroom completes the ground floor comprising of a w.c. and basin. The third bedroom is situated on the first floor and is arranged with a double bed enjoying views of the front garden. This floor includes a large landing area, which is currently arranged as a seating area and a further area used as a home office.





ANNEXE

The annexe is fully self contained from the main residence and would make an ideal home for multi generation buyers or alternatively as buy to let investment. Upon entry there are two bedrooms situated to the front both would accommodate double beds and the main bedroom benefits from an ensuite shower room. The sitting room enjoys a dual aspect and is very light benefitting from a door leading to the rear garden, with a fireplace as a focal point to the room. The kitchen overlooks the rear garden and comprises of a range of wall and base units set with a counter top and includes a freestanding cooker and a

stainless steel sink. There is a utility room which includes a sink and offers space for white good with access to the rear garden. Completing the annexe is a cloakroom

OUTSIDE

The property enjoys a tucked away location in the heart of town, sitting on a plot of over half an acre. A tarmac driveway leads to the residence and annexe, with the front garden arranged as a vegetable garden along with fruit trees, which includes several greenhouses and sheds. The secluded rear garden boasts a sunny aspect with a patio adjoining the chalet bungalow which is ideal for outside

dining. There is a gazebo which currently houses a hot tub and shower. The remainder of the garden is laid to lawn and bound by colourful and established borders teeming with plants and trees. The annexe benefits from its own fenced garden and enjoys a degree of privacy from the main residence.

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///tummy.cobra.truffles

SERVICES

Mains electricity, water and private septic tank. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E
Annexe - CTB - C
Tel: 01305 211 970

EPC- D

There is full 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>

Energy Efficiency Rating		Current	Target
Very energy efficient (lower carbon value)	A		
Energy efficient	B		
Decent	C		
Below average	D	64	71
Below average	E		
Low energy efficiency	F		
Very low energy efficiency	G		
England & Wales		EU Directive 2002/91/EC	

Milldown Road, Blandford Forum

Approximate Area = 1554 sq ft / 144.3 sq m

Annexe = 847 sq ft / 78.6 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 2562 sq ft / 237.8 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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1428751



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