Symonds & Sampson



35 The Close, Charlton Marshall, Blandford Forum, Dorset

35 The Close
Charlton Marshall
Blandford Forum
Dorset
DT11 9PA

Situated in a semi rural setting with good road links to amenities. A nice sized family home which includes a generous garden backing on to the North Dorset Trailway.

4 2 3

- Large garden
- Backing on to North Dorset trailway
- Semi rural setting
- Good road links to Blandford
- Scope for extension
- Nice sized family home

Guide Price £600,000

Freehold

Blandford Forum Sales
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ACCOMMODATION

This good size family home is situated on the edge of Charlton Marshall offering a semi rural setting but with good road links to village amenities. The house has potential for extension with plans available for a ground floor annexe. The heart of the home is the kitchen overlooking the garden, comprising of a range of contrasting wall and base units with a wooden work top and a ceramic sink with space for a Range style gas/electric cooker and includes a dishwasher. The utility room houses the white goods and provides external access to the driveway and double garage. The informal breakfast room benefits from French doors leading to the large decking area and rear garden, whilst the formal dining room is situated to the front with a feature bay window. The sitting room has a feature fireplace set with a wood burner and laid with wooden flooring with internal double doors to the breakfast room. Completing the ground floor is a cloak room.

The main bedroom is a generous double with a large built in wardrobe and an ensuite shower room. The second and third bedrooms are good size double rooms and the fourth bedroom is currently arranged as a dressing room but would accommodate a double bed. The family bathroom comprises of a range of bath with overhead shower, basin and w.c.

OUTSIDE

The property is approached by a brick paved driveway with parking for several vehicles and provides access to the detached double garage benefitting from light and power. The front garden is stocked with established trees and shrubs providing a good degree of privacy. The rear garden is a particular feature with a large decking area adjoining the dwelling, which is ideal for alfresco dining. The garden is of a generous size with the bottom section rented from Dorset council (for a small fee), which provides access to the North Dorset Trailway that is ideal for dog walking, running and cycling. The garden has been landscaped with a path leading to the bottom boundary, the lawn is bound and interspersed with established flower beds and borders providing a good degree of privacy.

SITUATION

Charlton Marshall is a village set some 2 miles from the market town of Blandford. There are local facilities including a public house, village hall and parish church. Blandford Forum is an interesting Georgian market town with a range of shopping, commercial and sporting facilities. The larger towns of Poole (11 miles approx.) and Bournemouth (17 miles approx.) offer a wide range of facilities as well as mainline railway stations to London Waterloo. There is a bus service from Charlton Marshall to both of these centres. The coast can be reached within a thirty minute drive (approx.)

DIRECTIONS

what3words///inversion.subway.annual

SERVICES

Mains electricity, water and drainage. Gas central heating. Rear garden section rented from Dorset Council for a fee £100 per annum with gate access.

MATERIAL INFORMATION

Dorset Council Tax Band - F
Tel: 01305 211 970
EPC- D
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
Planning application for an annexe extension (utility, hall bedroom, ensuite, FF sitting room) - see link below
https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=289068

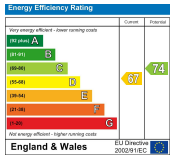






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Approximate Area = 1414 sq ft / 131.3 sq m
Garage = 262 sq ft / 24.3 sq m
Total = 1676 sq ft / 155.6 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1448942

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