

Symonds
& Sampson

Symonds
& Sampson
01258 452670
· FOR SALE ·

54 Orchard Street, Blandford Forum, Dorset

54 Orchard Street
Blandford Forum
Dorset
DT11 7RA

A deceptively spacious three-bedroom terraced cottage with period features located in the heart of Blandford Town Centre.



- No onward chain
- Within easy walking distance of town centre
 - Spacious accommodation throughout
 - Character features
- Sitting room with feature gas fireplace
 - Kitchen/Breakfast room
 - Converted loft room
- Courtyard garden with shed
 - On street parking

Offers In Excess Of **£260,000**
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Upon entry to the property, you are greeted by the light and airy sitting room which boasts a feature gas fireplace with brick surround as a focal point. This flows nicely into the dining room possessing an abundance of character and charm with exposed brickwork and beams plus a useful storage cupboard under the stairs. The extended modern kitchen/breakfast room comprises of a range of wall and base units, stainless steel sink and drainer with space undercounter for kitchen appliances. This is complimented by a dining area or space to work from home and a useful utility room containing additional cupboards, space for a washing machine and free standing fridge/freezer. The rear door gives access to the courtyard garden. Completing the ground floor is a downstairs bathroom comprising of a bath with shower overhead, basin and w.c.

Rising to the first floor, the main bedroom is situated to the rear of the property and benefits from a useful built-in wardrobe. The second and third bedrooms are both double rooms. The bedrooms are served by a tucked away modern shower room making effective use of the space, comprising of a shower, basin and w.c. The property also benefits from a loft room with a light and fixed ladder on the landing.

OUTSIDE

The front of the property is block paved with a shrub bed and bound by iron railings. The low maintenance courtyard back garden is a perfect space for outdoor entertaining, includes a useful shed and allows rear access. On street parking is also available.

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///comply.pinch.scribble

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - B

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>



Orchard Street, Blandford Forum

Approximate Area = 1219 sq ft / 113.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating) is based on the energy performance of the property.			
A	92-100	76	
B	81-91		
C	69-80	69	
D	55-68		
E	39-54		
F	21-38		
G	1-20		
For more information on energy ratings visit www.gov.uk/government/organisations/energy-efficiency			
England & Wales			
EPC Directive 2002/91/EC			



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: 1408224



Blandford/RB/Feb 2026

Revised May 2026



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT