



8 Park Lands
Blandford Forum
Dorset
DT11 7BA

A well maintained home nestled in a quiet cul de sac close to amenities with a beautiful garden enjoying wonderful views of surrounding fields and woodland.



- Cul de sac location
- Countryside views
- Close to amenities
- Mature garden
- Ideal downsize edge of town

Guide Price **£475,000**

Freehold

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



ACCOMMODATION

This well maintained home is situated in a quiet cul de sac location just a short walk to Blandford and its wide range of amenities and offers outstanding everchanging views overlooking fields and countryside, which is unusual for a town centre property. The heart of the home is the L shaped sitting dining room, a light and bright room with views of the well kept garden and fields beyond. The room is laid with wooden flooring and has a stone fireplace with gas fire as a focal point, with a large patio door leading to the garden. The kitchen is situated to the front of the home comprising of a range of wall and base units, set with a counter top, included is a gas hob, double electric oven and dishwasher with space for white goods. A further reception room is currently arranged as a study but could be used as another bedroom, with access to the integral garage and French doors to the excellent conservatory, with views of the garden and countryside. Completing the ground floor is a shower room. There is scope to convert the garage into a ground floor bedroom depending on need and subject to the relevant permissions.

The main bedroom is a good size double with elevated views, benefitting from built in storage and an adjoining cloakroom. The second bedroom is a nice size double with

built in storage and the third bedroom is currently arranged as a study. The modern family bathroom comprises of a white suite of P shaped bath with overhead shower, basin with vanity unit and a w.c.

OUTSIDE

The property is approached by a driveway with parking for one car and providing access to the integral garage. The front garden is laid to lawn with well established shrubs and trees providing a good degree of privacy. The rear garden is a particular feature with expansive views overlooking fields and trees. The garden has a sunny aspect with a patio adjoining the house, which is ideal for al-fresco dining. A lawn leads to the rear boundary which is interspersed with colourful flower borders and a pond teeming with wildlife and a garden shed.

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. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

DIRECTIONS

what3words:///casino.doghouse.hits

SERVICES

All mains services

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- D

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
Energy Efficiency Rating: 68		74	
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			



Park Lands, Blandford Forum

Approximate Area = 1340 sq ft / 124.4 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1485 sq ft / 137.8 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1449844



Blandford/DJP/April 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