



16

Pigeon Close
Blandford St. Mary
Blandford Forum
DT11 9LX

A spacious three-bedroom family home set over three floors in a cul-de-sac location with a double garage and large driveway.



- Double garage & large driveway
- Within walking distance of the town centre
 - Well presented throughout
 - Two reception rooms
 - Three double bedrooms
- Ensuite shower room to master bedroom
 - Landscaped sunny rear garden

Guide Price **£420,000**

Freehold

Blandford Sales
01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

Upon entering the property, the hallway leads to a bright and airy dual aspect sitting room with a feature fireplace. The heart of the home is the kitchen/dining room which has been fitted with a selection of wall and base units, stainless steel sink and drainer, plus integrated appliances including an electric oven, four ring gas hob with extractor over, dishwasher and space for a free standing fridge freezer. The kitchen also benefits from newly fitted skylights allowing further light and a side door that leads to the garden. This conveniently flows into a spacious dining room with a window to the front aspect. Completing the ground floor is a cloakroom and useful understairs cupboard.

Rising to the first floor, there is two generously proportioned double bedrooms, both of which benefit from built-in storage cupboards and windows to the front aspect. The bedrooms are served by a modern family bathroom comprising of a shower over the bath with glass screen, basin and w.c. The second floor offers a master bedroom suite with an additional dressing area, built in cupboards and eaves storage. This is complimented by an ensuite shower room with a step in shower cubicle, basin and w.c.

OUTSIDE

Externally the property has a block paved driveway offering parking for several vehicles and a double garage with power and electric up and over door. The well maintained rear garden enjoys a patio perfect for outdoor entertaining, steps lead up to a lawned area of the garden with a flower border and section for additional outdoor seating. There is also side access to the driveway and garage.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the parish church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a leisure centre which is approximately half a mile in distance.

DIRECTIONS

what3words:///deriving.bleak.legwork

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C

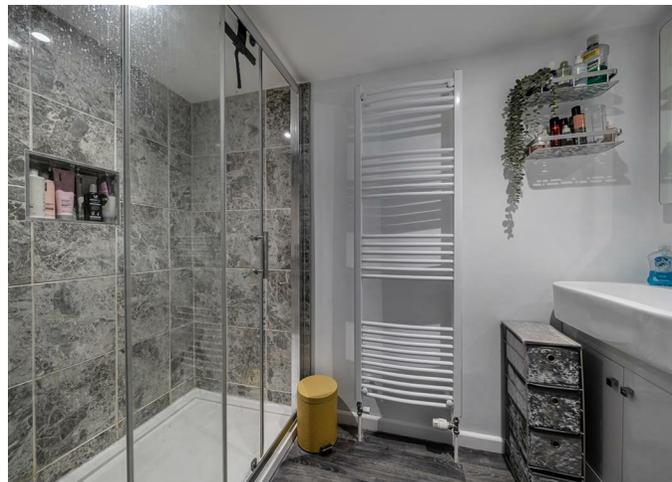
Tel: 01305 211 970

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>



Blandford St. Mary, Blandford Forum

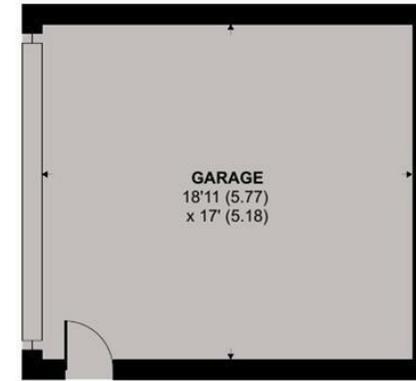
Approximate Area = 1288 sq ft / 119.6 sq m

Garage = 322 sq ft / 29.9 sq m

Total = 1610 sq ft / 149.5 sq m

For identification only - Not to scale

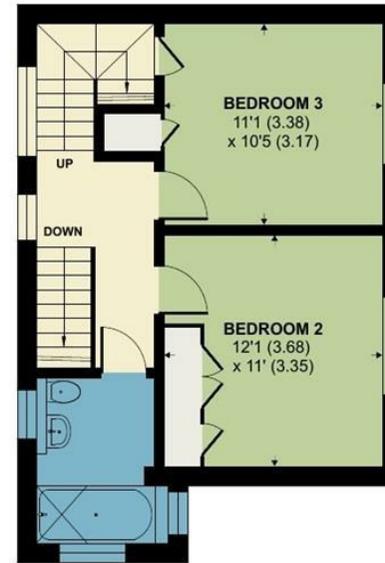
Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating code)			
Band A	92-100	70	75
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
Minimum energy efficiency rating code			
England & Wales			
EU Directive 2002/91/EC			



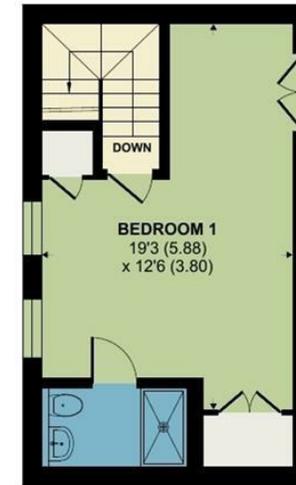
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1416614



Blandford/RB/Feb 2026



01258 452670

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



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