



10

Rosefields, Blandford St. Mary, Blandford Forum,

# 10

Rosefields  
Blandford St. Mary  
Blandford Forum  
DT11 9PX

Situated in a cul de sac location close to amenities, boasting spacious ground floor accommodation and offered to the market with no forward chain.



- Ideal first time buy or downsize
- Garage & off road parking
- Kitchen dining room
  - Sitting room
  - Conservatory
  - No forward chain
  - Recently repainted

Guide Price **£265,000**

Freehold

Blandford Forum Sales  
01258 452670  
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## THE PROPERTY

A modern family home which has been recently repainted and recarpeted throughout. Situated in a tucked away spot in a cul de sac within easy reach of amenities including supermarket and bus route. The heart of the home is the informal kitchen dining room, the kitchen area comprises of a range of white wall and base units set with a counter top and a breakfast bar, together with a range of integrated appliances included. The sitting room is of a good size with an electric fire as a focal point to the room. Patio doors lead to the generous conservatory which could be used as a formal dining room benefits from bi-folding doors to the garden and access to the integral single garage.

The main first and second bedrooms are nice size doubles and the third bedroom would accommodate a single bed. The modern bathroom comprises of a P shaped bath, basin and w.c.

## OUTSIDE

The property is approached by a shared access leading to parking in front of the single garage. The front garden is been laid with a small decking area for the evening sunshine. The rear garden is predominantly laid to lawn with a border planted with various shrubs.

## SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a new first 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///school.shape.vacancies

## SERVICES

Mains electricity, water and drainage. Gas and electric room heaters.

## MATERIAL INFORMATION

Dorset Council Tax Band - C

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>

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As per the Estate Agency Act 1979 we declare one of the sellers is a connect individual of an employee of Symonds & Sampson.

## AGENT'S NOTE

In accordance with the Estate Agents Act 1979 we confirm that the vendors are family members of an employee of Symonds and Sampson LLP.



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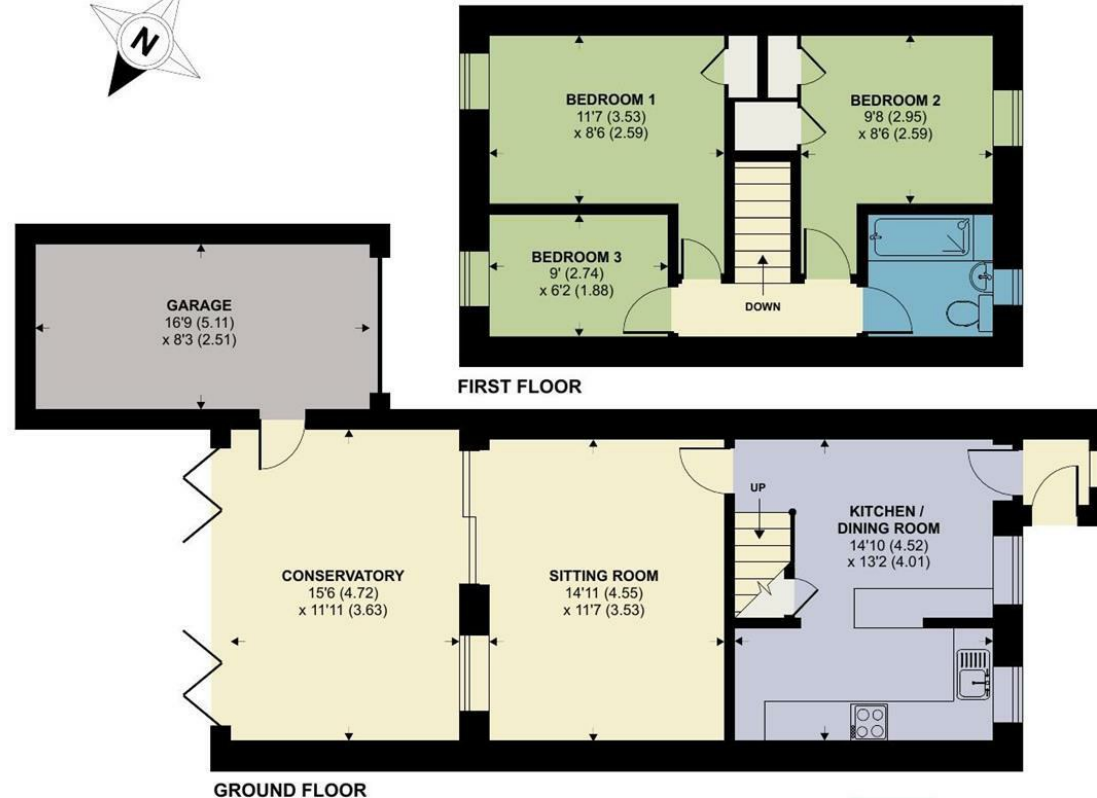
Approximate Area = 987 sq ft / 91.6 sq m

Garage = 140 sq ft / 13 sq m

Total = 1127 sq ft / 104.6 sq m

For identification only - Not to scale

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| 100-125 kWh/m <sup>2</sup> /year            | A |         |           |
| 81-100 kWh/m <sup>2</sup> /year             | B |         |           |
| 62-80 kWh/m <sup>2</sup> /year              | C |         |           |
| 43-61 kWh/m <sup>2</sup> /year              | D |         |           |
| 25-42 kWh/m <sup>2</sup> /year              | E |         |           |
| 15-24 kWh/m <sup>2</sup> /year              | F |         |           |
| 5-14 kWh/m <sup>2</sup> /year               | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 85      | 62        |
| EU Directive 2002/91/EC                     |   |         |           |



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: 1522357



Blandford/DJP/September 2026

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