



Symonds  
& Sampson

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

Guide Price **£270,000**  
Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto: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-](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker)

[internet/advice-forconsumers/advice/ofcom-checker](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
Very energy efficient - lowest running costs			
A	92-100		
B	81-91		
C	69-80	69	76
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		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: 1408224



Blandford/RB/Feb 2026



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