



8 James Close
Blandford Forum
Dorset
DT11 7PQ

A modernised three-bedroom detached bungalow benefitting from a garage and driveway parking with a southerly aspect facing garden.



- Garage and driveway parking for several cars
- Tastefully updated kitchen/dining room
 - Cosy sitting room with wood burner
 - Modern bathroom
 - Sunny rear garden
 - New combi-boiler
- Within walking distance of the town centre

Guide Price **£375,000**
Freehold

Blandford Forum Sales
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ACCOMMODATION

This versatile three-bedroom detached residence has been greatly improved by the current owners to provide a spacious, well proportioned accommodation, enhanced by a wonderful southerly aspect rear garden.

Upon entry to the bungalow, you are greeted by an entrance hall with exposed wooden floorboards serving all the principal rooms. The cosy sitting room is the perfect place to relax and boasts a large front aspect window and feature wood burner as a focal point. The impressive kitchen/dining room overlooks the rear garden comprising of modern wall and base units with wooden countertop and integrated appliances including an electric fan assisted oven, induction hob with extractor hood over, fridge/freezer, dishwasher and washing machine. The sink sits beneath the rear facing window, with vinyl flooring throughout and a side door leads to the garden. The main bedroom enjoys a front aspect view with well-crafted wall panelling. The second and third bedrooms are situated to the rear overlooking the garden. The bedrooms are served by a modern family bathroom comprising of a bath with shower above, basin and w.c. There is also useful storage cupboards in the hallway and access to the loft.

OUTSIDE

The property is approached via a gravel driveway

accommodating parking for several cars bounded by new fencing and borders, plus driveway parking to the side of the bungalow adjacent to the garage. The single garage has power and lighting with a personnel door to the garden. The sunny rear garden is predominantly laid to lawn and enjoys a patio area perfect for outdoor entertaining. The garden includes pretty shrub borders and a shed, while further benefitting from gated access to the side leading to the driveway.

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, Claysmore, 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.com/farm.waggled.career

SERVICES

Mains electric, metered water, drainage and gas heating.

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.

<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>



James Close, Blandford Forum

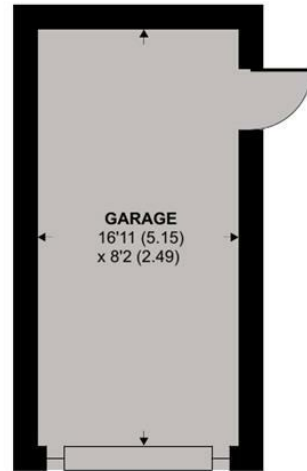
Approximate Area = 863 sq ft / 80.1 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1001 sq ft / 92.9 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lowest running costs	Current Potential
A++ (91-100)	80
A+ (81-90)	75
A (71-80)	70
B (61-70)	65
C (51-60)	57
D (41-50)	52
E (31-40)	47
F (21-30)	42
G (1-20)	37
For energy efficiency ratings, see the Energy Rating Certificate	
England & Wales	



GARAGE



GROUND FLOOR



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: 1431364



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