

Symonds
& Sampson

4
B
3
3
2

12 Bryanston Street, Blandford Forum, Dorset

12

Bryanston Street
Blandford Forum
Dorset
DT11 7AZ

A beautifully presented two-bedroom period cottage in the heart of Blandford Town Centre, offered to the market with no forward chain.



- Within easy walking distance of the town centre
 - Perfect for somebody downsizing
 - Well presented throughout
 - Tastefully updated kitchen
- Cosy sitting room with feature fireplace
 - Two double bedrooms
 - Courtyard garden

Offers In Excess Of **£200,000**
Freehold

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



ACCOMODATION

12 Bryanston Street is a traditional red brick end of terrace cottage located in this sought after town centre location. The property has been modernised by the current owners and is presented in excellent order throughout. The kitchen has been tastefully updated and comprises a range of wall and base mounted units with wooden countertop, ceramic sink and integrated appliances including electric oven, grill and 4-ring gas hob. There is also space undercounter for white goods such as a washing machine, slim line dishwasher and fridge/freezer. The cosy sitting room, which is dual aspect, boasts a feature fireplace as the focal point and stair case leading to the first floor. On the first floor is a double bedroom and a good sized bathroom consisting of a corner shower, panel enclosed bath, pedestal wash hand basin and low level w.c. On the second floor is a further bedroom with ensuite cloakroom facilities.

OUTSIDE

To the front of the property is a footpath, which leads to a courtyard area perfect for relaxing or suitable for a summer house. There is also on street parking 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.

DIRECTION

what3words:///asset.landscape.horn

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

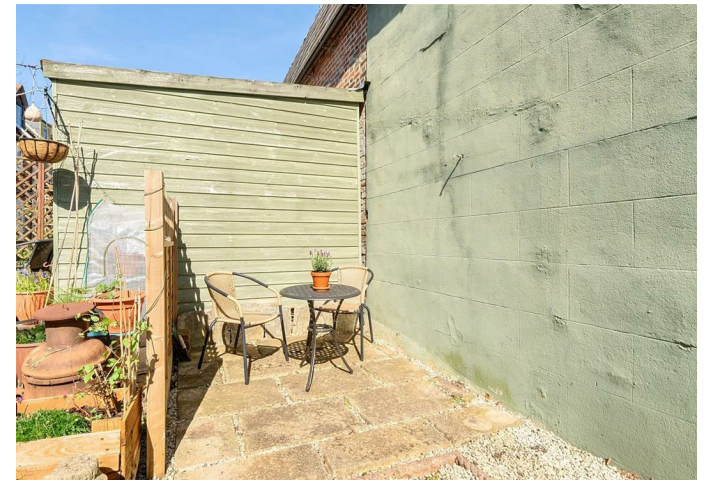
Dorset Council Tax Band - A

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>



Bryanston Street, Blandford Forum

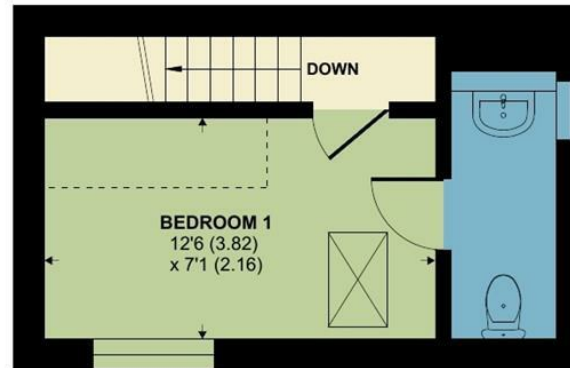
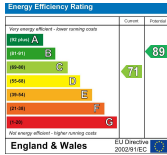
Approximate Area = 523 sq ft / 48.5 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

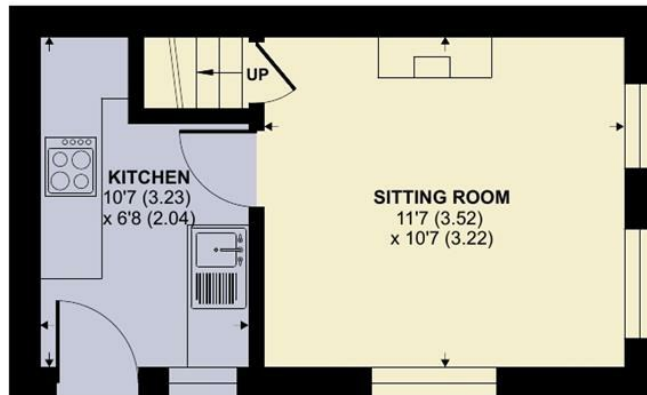
Total = 576 sq ft / 53.4 sq m

For identification only - Not to scale

Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST 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: 1436282



Blandford/RB/April 2026

Revised May 2026

Revised July 2026

Revised Sept 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