



14 Fishers Close  
Blandford Forum  
DT11 7EL



- Elevated position
- Generous plot
- Cul de sac location
- Walking distance of amenities
- Two good sized bedrooms
  - Conservatory
  - Off road parking

Offers In Excess Of £260,000  
Freehold

Blandford Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## PROPERTY

A spacious home which would make an idea first time buy or downsize, situated in a cul de sac location within walking distance of Blandford town centre and its wide range of amenities. Upon entry there is an entrance porch leading to the hallway, both offer space for storage. The kitchen is situated to the front comprising of a range of wall and base units set with a counter top and includes a stainless steel sink, electric hob and oven with space for white goods. The heart of the home is the light and generous sitting/dining room, which enjoys a dual aspect with a decorative fireplace as a focal point. Patio doors lead to the conservatory which is currently arranged as a dining room but could be a home office or playroom.

The master bedroom is a spacious room overlooking the rear garden, with two built in wardrobes. The second bedroom has a charming Juliet balcony overlooking the front garden, currently arranged as an office the room would accommodate a double bed and includes a built in wardrobe. The bathroom comprises of a white suite of bath with overhead shower, basin with vanity and a w.c, the room is finished with tasteful brickwork tiling.

## OUTSIDE

The house enjoys a set back and elevated position with the front garden laid to lawn with a brickwork driveway bound

by wooden sleepers. There is a raised side garden which stretches along the left hand boundary, the current owners have installed steps and a hand rail to make this a more useable space. To the rear is wooden decking which is ideal for alfresco dining.

## 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. 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:///emptied.cheek.regal

## 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-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



# Fishers Close, Blandford Forum

Approximate Area = 808 sq ft / 75 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
<b>A</b>	<b>B</b>
73	88
<small>For energy efficient homes meeting state of the art requirements</small>	
<small>England &amp; Wales EPC Directive 2002/91/EC</small>	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Symonds & Sampson. REF: 1357477



Blandford/RB/Oct 2025  
Revised Jan 2026  
Revised Apr 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**