



14 Gravel Lane
Charlton Marshall
Blandford Forum
Dorset
DT11 9NS

A beautifully presented two-bedroom period cottage which sits on the banks of the River Stour in a quiet village location.



- Stunning riverside views
- Popular village location
- Character features
- Cosy sitting/dining room with inglenook fireplace
 - Modern kitchen
 - Spacious bedrooms
- Sunny rear garden with terrace and river patio
- Property is accessed via a no through lane

Offers In Excess Of **£325,000**
Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

Upon entry, you are welcomed by a spacious sitting/dining room boasting an eye catching inglenook fireplace with integrated lighting, which creates a warm and inviting atmosphere. A distinctive beam is the centrepiece of this cosy room and adds an abundance of charm along with other character features throughout the property. This flows directly into the sympathetically updated kitchen, with a tiled floor and an outlook of the beautiful rear garden. The kitchen comprises of a range of quality wall and base mounted units with wooden countertop, ceramic sink and integrated appliances including electric oven, 4-ring gas hob, dishwasher and space for a free standing fridge freezer and washing machine undercounter. Completing the ground floor, is a useful storage cupboard under the stairs with a light.

Rising to the first floor, the two generously sized double bedrooms overlook the front. Both rooms enjoy original floorboards, partially exposed brickwork and vaulted ceilings making them feel light and airy. The main bedroom also includes an attractive cast iron Victorian fireplace. The bedrooms are served by a charming bathroom with a free standing shower roll top bath on ball and claw feet with glass screen, basin & w.c.

OUTSIDE

The sunny rear garden is mainly laid to lawn and planted with border shrubs and flowers. A path runs to the terrace surrounded by iron railings, where the calm and quaintness of the River is very tranquil indeed. Many hours can fly by watching kingfishers, swans, ducks, deer on the island and visiting otters! Steps lead down to the river patio and for fishing enthusiasts, the Stour has numerous fish specimens, both coarse and game, including some large Pike. The garden also has a useful storage shed.

SITUATION

Charlton Marshall is a village set some 2 miles from the market town of Blandford. There are local facilities including a public house, village hall and parish church. Blandford Forum is an interesting Georgian market town with a range of shopping, commercial and sporting facilities. The larger towns of Poole (11 miles approx.) and Bournemouth (17 miles approx.) offer a wide range of facilities as well as mainline railway stations to London Waterloo. There is a bus service from Charlton Marshall to both of these centres. The coast can be reached within a thirty minute drive (approx.) There is an excellent range of education within the area to include Bryanston School and The Blandford School. Primary education can be found within Blandford Forum.

DIRECTIONS

[what3words:///seaweed.nurture.standards](https://www.what3words.com/seaweed.nurture.standards)

SERVICES

Mains electric, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D

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>
Photos taken April 2026 (c) Symonds & Sampson
Please note- A covenant allows right of way by foot across a designated path for No.12 Gravel Lane to gain access to and from their garden. Also the right for No. 16/18 to use the said path to gain access through the garden along the same path and through to No. 8 Gravel Lane for garden maintenance.

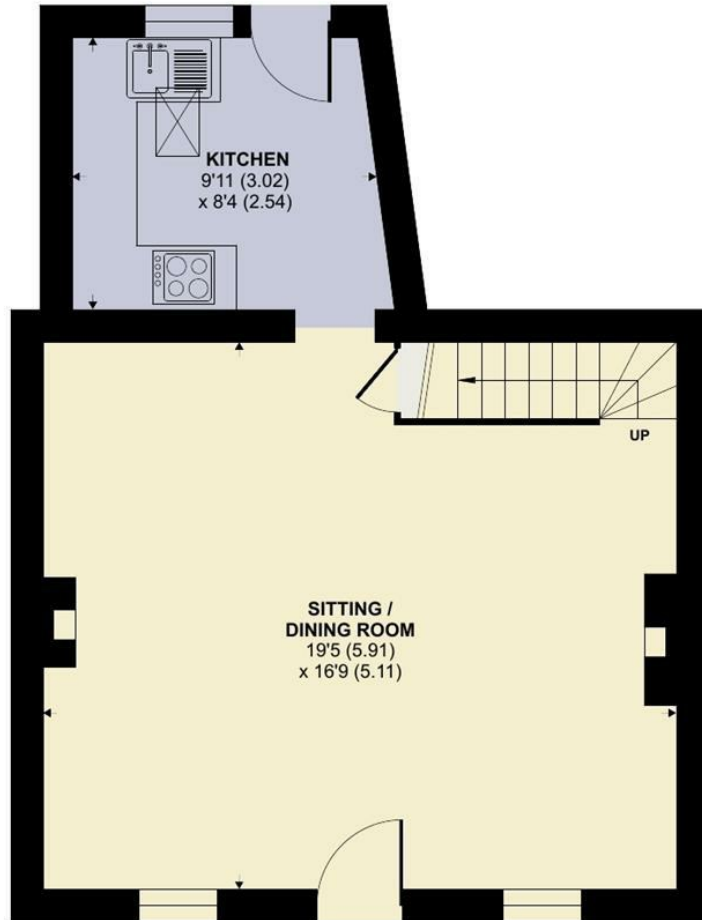


Charlton Marshall, Blandford Forum

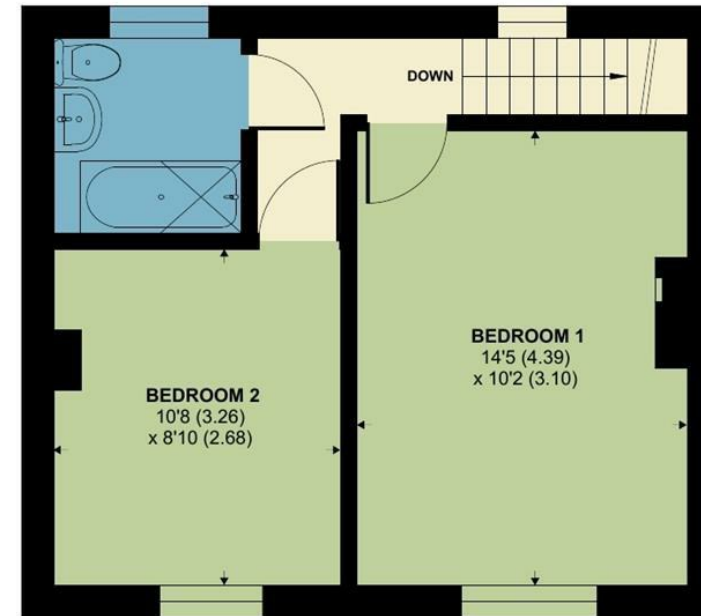
Approximate Area = 737 sq ft / 68.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1446691



Blandford/RB/April 2026 Revised June 2026

Revised September 2026



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