

Symonds & Sampson

Plot 2 Larksmead Gardens

Salisbury Road, Blandford Forum, Dorset

2 Larksmead Gardens

Salisbury Road
Blandford Forum
DT11 7SW

OPEN HOUSE - Saturday 14th November - 10am - 12pm. Enjoy free barista coffee and cake at this event, with only two units remaining. Larksmead Gardens is a small and bespoke gated development of just seven houses situated in the heart of Blandford, which blends Georgian character with modern features.

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- Private gated development
- Modern kitchen dining room
- Sitting room with wood burner
- Herringbone Karndean flooring & carpets
- Bathroom & ensuite
- Landscaped rear gardens
- Off road parking and bike store
- 10 year warranty
- Last three bedroom house

Guide Price £440,000

Freehold

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







ACCOMMODATION

Larksmead Gardens is a bespoke private development. All properties have been finished to an extremely high standard to create a truly special place in which to live; heavily influenced by classic Georgian architecture befitting a development in Blandford. The heart of each home is the modern kitchen/dining room with French doors leading to the landscaped rear garden. The kitchens have been finished to a high specification with a comprehensive range of built in shaker style units, ceramic sink with three pendant light fittings above. A range of integrated appliances and white goods are included and the room is laid with herringbone Karndean flooring. The tiling and flooring have been specifically selected to complement the Georgian character that blends modern styling to create a comfortable and functional feel. The sitting rooms have all been decorated with wood panelling to create an outstanding feature wall with a wood burner as a focal point to the room. The cloakrooms comprise of a white suite of w.c. and basin with a statement illuminating mirror above. The staircase is bathed in light with a Velux window set above a statement light fitting together with recessed LED lighting installed just above the skirting board.

The master bedroom is situated to the rear of the property with substantial space for a large double bed and a wide range of freestanding furniture, and included is a particularly generous ensuite shower room, which seamlessly blends character fittings with modern decoration. Included is a large walk in shower cubicle, basin with vanity and illuminating mirror, and a w.c. The room is finished with tasteful brick work tiling and pattern floor tiling. The second bedroom is a good sized double and the third bedroom is a generous single or office. The family bathrooms continue the classic character theme with a large white roll top bath with dual shower head, basin with vanity and illuminating mirror, w.c and a heated towel rail. The room is finished with part white brickwork tiling and patterned floor tiling.

All the properties include high quality carpeting, solid oak doors with black ironmongery, and a built in storage cupboard on the ground and first floors.













OUTSIDE

Access is via the stunning custom designed electric gates, offering both style and security for this unique cul de sac development, including a feature stone inscribed with 'Larksmead Gardens'. There is a small 'wilding area' at the entrance of the cul de sac and the development is landscaped with native trees and bushes. Each property includes off road parking for two vehicles laid with brick paving and bound by tasteful black metal railings. All gardens enjoy a westerly aspect and are laid to lawn with a stone patio adjoining the house which is ideal for alfresco dining.

SITUATION

Blandford Forum is an historic Georgian market town dating from before the Domesday book (1086) 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 are excellent with Poole, Dorchester and Salisbury within 30 minutes driving, Wimborne 20 minutes, Bournemouth 40 minutes and Weymouth 45 minutes. Regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

what3words///evoked.butchers.making

SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating on ground floor and first floor electric heaters. Wood burners. EV charging point. Owned solar panels.

MATERIAL INFORMATION

Dorset Council Tax Band - TBC
Tel: 01305 211 970
EPC - TBC
Tree Preservation order on whole site.







£1000 non-refundable deposit - more information available upon request.
Management Company Fee - 1/7 share estimated to be £250.00 per annum and will maintain the communal areas e.g. wilding area, lighting and electric gates.

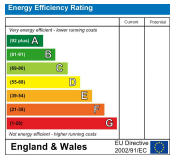
AGENT'S NOTE

The photos advertised may not reflect the exact plot.

Salisbury Road, Blandford Forum

Approximate Area = 1068 sq ft / 99.2 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Symonds & Sampson. REF: 1382937

Blandford/DJP/Nov 2026

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