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White Cliff Mill Street, Blandford Forum, Dorset,

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Blandford Forum
Dorset
DT11 7BE

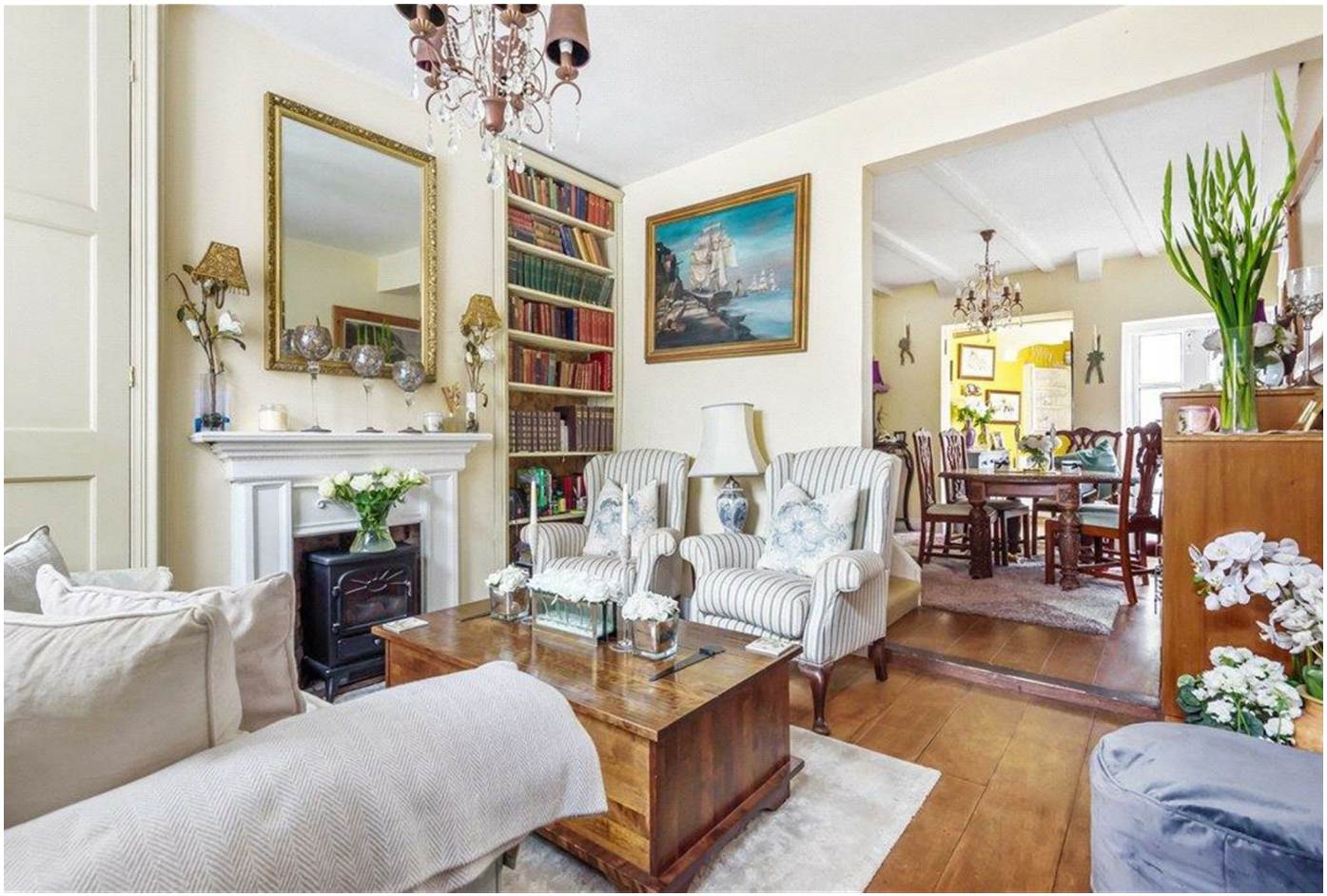
A charming character home situated in the heart of town with good sized accommodation, a colourful courtyard garden. Ideal for first time buyers and those looking to downsize close to amenities.

3 1 2

- Characterful Georgian Townhouse
- Situated in the heart of town
- Colourful courtyard garden
- Spacious and versatile accommodation
- Good size bedrooms
- On street parking

Guide Price £280,000
Freehold

Blandford Forum Sales
01258 452670
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THE PROPERTY

A characterful Grade II listed townhouse offering spacious and versatile accommodation with close proximity to amenities. The heart of the home is the charming sitting room with a beautiful fireplace as a focal point to the room and a large sash window flooding the room with light. The dining room is centrally located within the property and also incorporates a feature fireplace with ornamental surround, and French doors which open onto a delightful atrium. The kitchen has French doors onto the courtyard garden and comprises of a range of bespoke kitchen units at both base and eye level which include a small breakfast bar and plate rack. There is an inset 4 ring gas hob, eye level oven and sink with drainer and a range of integrated appliances. An additional benefit is the cellar which benefits from light and power – ideal for storage, or possible additional works to convert into yet another room (subject to relevant permissions).

The main bedroom is situated on the first floor, a generous space accommodating a double bed with integrated storage, this room mirrors dimensions of the dining room below, including the front aspect sash windows. The family bathroom can also be found on this floor, fitted with a classic role-top bath, shower cubicle, W.C. and wash hand basin. The final two bedrooms are situated on the second floor, bedroom 3 currently used as a study. Both are able to accommodate a double bed, each with additional cupboard storage.

OUTSIDE

The property benefits from two outside areas, one being a small enclosed atrium only accessible from the dining room, together with a further courtyard garden which flows from the kitchen and has been tastefully landscaped with raised flower borders a small pond and planters teeming with colour.
On street parking and residents parking is available nearby.

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.

DIRECTIONS

what3words///rides.training.tearfully

SERVICES

All mains services. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C
Tel: 01305 211 970
EPC- Exempt
There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
Please refer to the government website for more details.https://www.gov.uk/check-long-term-flood-risk
Photographs – NB: Internal photos taken in 2021 © Symonds & Sampson







White Cliff Mill Street, Blandford Forum

Approximate Area = 1119 sq ft / 104 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Symonds & Sampson. REF: 779439

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