

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson



Brook House

Bournemouth Road, Blandford St. Mary, Blandford Forum, Dorset

Brook House

Bournemouth Road
Blandford St. Mary
Blandford Forum
DT11 9LL

A charming Grade II listed character home situated close to amenities boasting generous accommodation, sunny rear garden, double garage and parking.



- No forward chain
- Walking distance to amenities
- Character features including feature fireplaces
- Double garage and parking set behind electric gates
 - Sunny rear garden
 - Kitchen breakfast room
- Formal dining room and sitting room
- Six bedrooms and three bathrooms
 - Basement storage
- Grand entrance hall with sweeping staircase

Guide Price £700,000

Freehold

Blandford Sales
01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

Brook House is a handsome Grade II listed home situated in a convenient location boasting a sunny rear garden with a garage and driveway parking. Upon entry there is an impressive entrance hall laid to stone with a sweeping stair case and access to all the principal rooms, cloakroom and basement. The kitchen/breakfast room enjoys a dual aspect with large sash windows with shutters and French doors providing access to the rear garden. The kitchen comprises of a range of wall and base units and includes a double oven and hob with space for a range of white goods. The formal dining room has a wonderful fireplace and chimney breast as a focal point to the room, with recessed shelving and part wood panelling decoration. The sitting room is situated to the rear of the property overlooking the rear garden with a fireplace as a focal point to the room.

The master bedroom is a good size room with two sash windows flooding the room with light, and serviced by an ensuite bathroom. One bedroom is currently arranged as an office and enjoys a dual aspect. A further bedroom is situated to the rear of the property together with an office overlooking the rear garden that could be a single bedroom. The family bathroom services these bedrooms. Two double bedrooms are located on the top floor, enjoying dual aspects and the larger room includes an ensuite shower room.

OUTSIDE

The rear garden enjoys a sunny aspect with a patio adjoining the property from the kitchen and sitting room, ideal for alfresco dining. The garden is mainly laid to lawn with several well established borders and a path leads to the detached garage with driveway parking set behind an electric gate.





SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a new first school, Tesco Stores, Filling Station and the Parish Church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a Leisure Centre which is approximately half a mile in distance.

DIRECTIONS

What3words:///leafing.stopwatch.remaking

SERVICES

Mains gas, electric, drainage and water.
Mobile phone coverage - Network coverage is limited indoors and likely outdoors.
(Information from <https://www.ofcom.org.uk>)
Broadband - Superfast broadband is available.

MATERIAL INFORMATION

Dorset Council- 01305 211970
Council tax band - F
Grade II listed
The neighbouring property has a pedestrian right of way across the rear garden for maintenance and repairs.



Bournemouth Road, Blandford St. Mary, Blandford Forum

Approximate Area = 2720 sq ft / 252.7 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

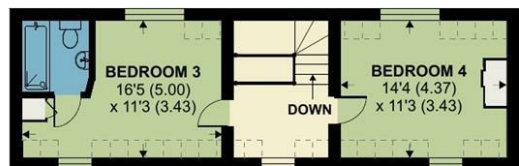
Garage = 199 sq ft / 18.5 sq m

Total = 2982 sq ft / 277 sq m

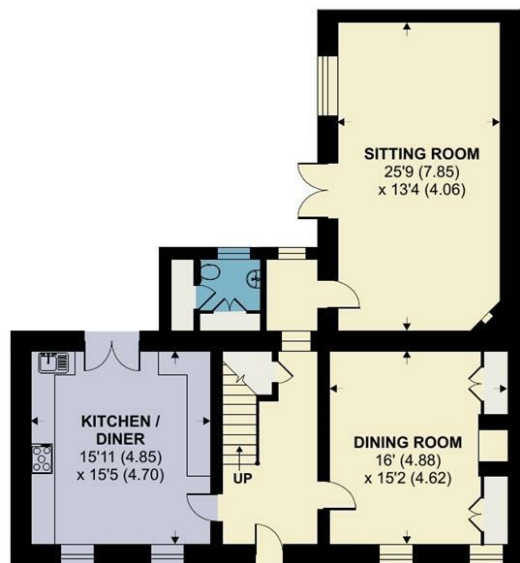
For identification only - Not to scale



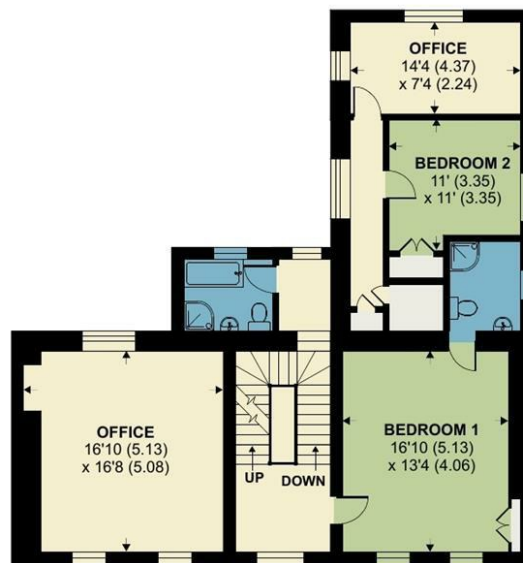
Denotes restricted head height



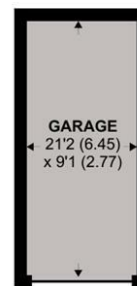
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1150753



Blandford/DP/August 2024



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson, 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