



1 Brewery Court
Blandford St. Mary
Blandford Forum
Dorset
DT11 9GF

An immaculately presented three-bedroom contemporary home offering stylish and well balanced accommodation situated within a short walk of the town centre.



- No onward chain
- Modern kitchen/dining room
 - Spacious hallway
 - Light & airy sitting room
- High specification bathroom & ensuite
- Low maintenance sunny rear garden
- Driveway parking for two cars
- Within a short and scenic walk of the town centre

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

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



ACCOMMODATION

Upon entering, you are welcomed by a spacious entrance hallway, creating an immediate sense of space and light. The hallway provides access to a cloakroom and a practical under stairs storage cupboard. The kitchen is fitted with a range of slick wall and base units with integrated appliances including a gas hob with extractor hood above, double electric oven, dishwasher and fridge/freezer, with ample room for a dining table and chairs. The light and airy sitting room enjoys an attractive outlook over the garden with French doors opening directly onto the patio.

The first floor offers three well-proportioned bedrooms and a stylish family bathroom with fitted vanity storage. The principal bedroom benefits from a contemporary ensuite shower room. Bedroom two is positioned to the front of the property and enjoys a pleasant view over the River Stour, while bedroom three includes a built-in wardrobe.

OUTSIDE

Externally, the property benefits from two allocated parking spaces to the front, alongside a useful covered bin store. The southerly aspect rear garden has been thoughtfully designed for low maintenance and enjoyment, featuring a patio area perfect for dining al-fresco. There is also a useful shed and a secure gate provides rear access.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary 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:///rock.shrub.swells

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC- B

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>

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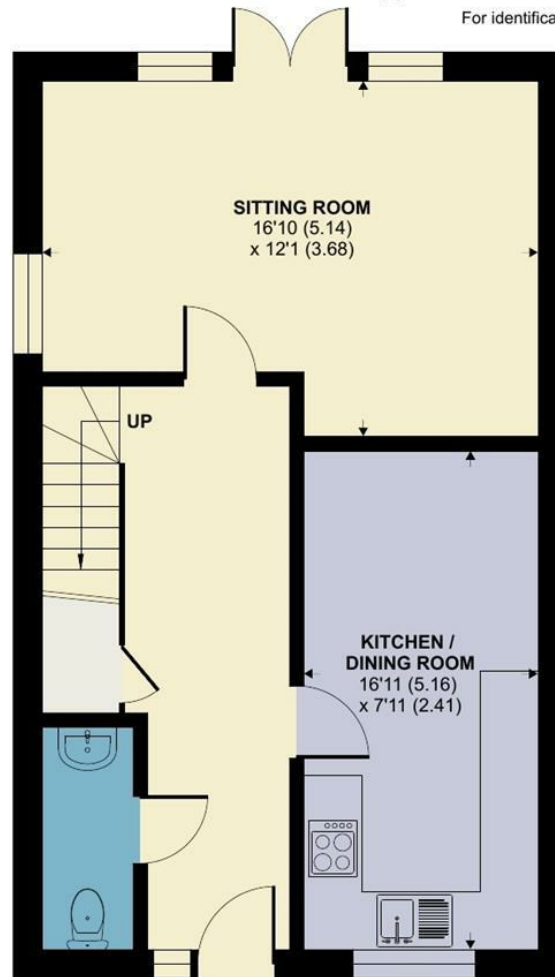
Brewery Court, Blandford St. Mary, Blandford Forum

Approximate Area = 994 sq ft / 92.3 sq m

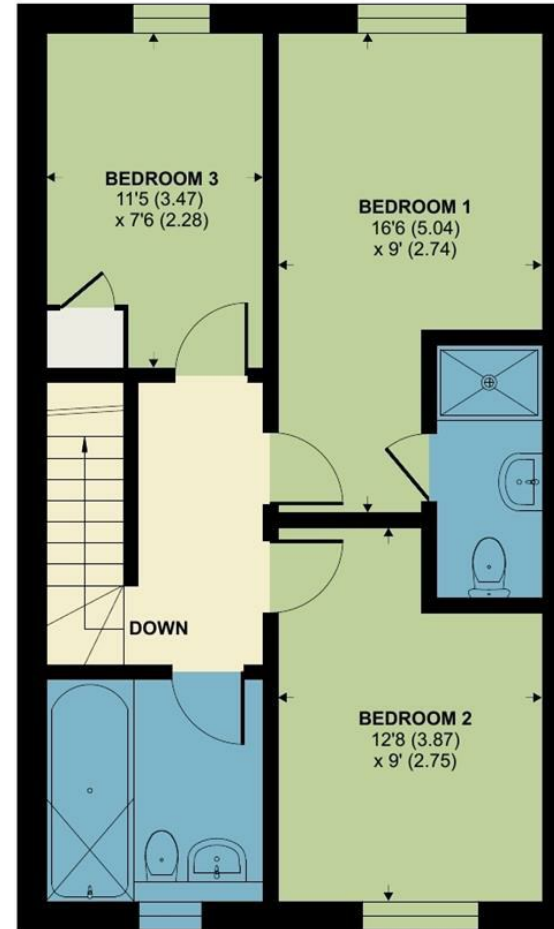
For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
A	A+
B	A
C	B+
D	B
E	C+
F	C
G	D

England & Wales
EPC 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: 1485393



Blandford/RB/July 2026



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