



8 Park Lands
Blandford Forum
Dorset
DT11 7BA

A well maintained home nestled in a quiet cul de sac close to amenities with a beautiful garden enjoying wonderful views of surrounding fields and woodland.



- Cul de sac location
- Countryside views
- Close to amenities
- Mature garden
- Ideal downsize edge of town

Guide Price **£460,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

This well maintained home is situated in a quiet cul de sac location just a short walk to Blandford and its wide range of amenities and offers outstanding everchanging views overlooking fields and countryside, which is unusual for a town centre property. The heart of the home is the L shaped sitting dining room, a light and bright room with views of the well kept garden and fields beyond. The room is laid with wooden flooring and has a stone fireplace with gas fire as a focal point, with a large patio door leading to the garden. The kitchen is situated to the front of the home comprising of a range of wall and base units, set with a counter top, included is a gas hob, double electric oven and dishwasher with space for white goods. A further reception room is currently arranged as a study but could be used as another bedroom, with access to the integral garage and French doors to the excellent conservatory, with views of the garden and countryside. Completing the ground floor is a shower room. There is scope to convert the garage into a ground floor bedroom depending on need and subject to the relevant permissions.

The main bedroom is a good size double with elevated views, benefitting from built in storage and an adjoining cloakroom. The second bedroom is a nice size double with

built in storage and the third bedroom is currently arranged as a study. The modern family bathroom comprises of a white suite of P shaped bath with overhead shower, basin with vanity unit and a w.c.

OUTSIDE

The property is approached by a driveway with parking for one car and providing access to the integral garage. The front garden is laid to lawn with well established shrubs and trees providing a good degree of privacy. The rear garden is a particular feature with expansive views overlooking fields and trees. The garden has a sunny aspect with a patio adjoining the house, which is ideal for al-fresco dining. A lawn leads to the rear boundary which is interspersed with colourful flower borders and a pond teeming with wildlife and a garden shed.

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. Recreation in the area includes golf at Blandford, Wareham

and Broadstone water sports on Poole Harbour and the Jurassic Coast.

DIRECTIONS

what3words///casino.doghouse.hits

SERVICES

All mains services

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

EPC- D

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>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A++ (91-100)	A		
A+ (81-90)	B		
A (71-80)	C		
B (61-70)	D		
C (51-60)	E		
D (41-50)	F		
E (31-40)	G		
F (21-30)	H		
G (1-20)	I		
Very energy inefficient - highest running costs			
England & Wales			
EU Directive 2002/91/EC			



Park Lands, Blandford Forum

Approximate Area = 1340 sq ft / 124.4 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1485 sq ft / 137.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1449844



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