

Symonds  
& Sampson



40-41 Milton Abbas, Blandford Forum, Dorset

40-41  
Milton Abbas  
Blandford Forum  
Dorset  
DT11 0BP

A characterful and beautifully presented grade II listed cottage, which has been sympathetically renovated and extended, boasting a landscaped rear garden enjoying elevated village views.



- Grade II listed cob cottage
- Extended and flowing ground floor
- Blends character charm with modern fittings
- Spacious & versatile accommodation
- Landscaped rear garden with views
  - Garage & parking
- Recently re-thatched & repainted

Guide Price £795,000

Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

A charming home, which has been thoughtfully extended and renovated to blend character features with modern fittings. The heart of the home is the light and bright kitchen and family room which overlooks the landscaped rear garden and a part vaulted ceiling with Velux windows. The kitchen comprises of a range of wall units set with a granite counter top and includes a dishwasher and a 4 oven electric Aga and integral fridge. French doors lead to wonderfully informal dual aspect family room which includes a cosy reading area and benefits from two sets of external French doors. In addition there is a useful utility providing storage and space for white goods. The formal dining room is dual aspect laid with wooden flooring. To the front of the cottage are a sitting room and reception room each with a wealth of character including inglenook fireplaces with original bread ovens, and wood burners. In addition there is a dual aspect double bedroom with French doors to the rear garden providing versatile accommodation together with a beautifully fitted bathroom which includes a feature roll top bath and separate shower.

Rising to the first floor, the light and bright main bedroom is a generous double, the second bedroom is also a double. The third and fourth bedrooms are nice size singles and currently arranged as dressing rooms. Completing the first floor is a bathroom, comprising of a roll top bath, basin and w.c.

## OUTSIDE

The property has two driveways providing off road parking for several vehicles, a single garage is situated along the right hand boundary and a five bar gate is located on the left hand boundary providing access to a brick shed. The rear garden has been tastefully landscaped with a large brick paved terrace adjoining the dwelling, which is ideal for outside dining. The garden enjoys a good degree of privacy with well stocked and colourful borders, a potting shed and store, steps lead from the cottage to a tiered lawn with a small patio and views overlooking the village. Steps continue towards the bottom boundary with this section laid to lawn with pathways leading to a further seating area.





## SITUATION

Milton Abbas is an historic Dorset village lying within a designated Conservation Area, predominantly made up of thatched cob cottages and having a famous public school adjoining the Abbey. Village amenities include a public house, doctor's surgery, children's playground, St James Church and Reading Rooms, with a farm shop and riding stables close by. The village holds a biannual 18th century street fair of market and craft stalls. The market town of Blandford Forum is approximately 7 miles and the county town of Dorchester is approximately 10 miles. Sporting activities are varied with golf available at the Mid-Dorset and Ashley Wood golf clubs and sailing at Poole, approximately 20 miles.

## DIRECTIONS

[what3words///intervene.schooling.kennels](https://www.what3words.com/intervene.schooling.kennels)

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - G

Tel: 01305 211 970

EPC- Exempt Grade II listed

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 – June 2026 © Symonds & Sampson



# Milton Abbas, Blandford Forum

Approximate Area = 2226 sq ft / 206.8 sq m

Garage = 168 sq ft / 15.6 sq m

Outbuildings = 101 sq ft / 9.3 sq m

Total = 2495 sq ft / 231.7 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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1470375



Blandford/DJP/June 2026



01258 452670

blandford@symondsandsampson.co.uk  
Symonds & Sampson LLP  
7, Market Place,  
Blandford, Dorset DT11 7AH



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT