



12 Buttercup Lane, Blandford Forum, Dorset, DT11 7LQ





**A superb four bedroom detached house with spacious living accommodation situated in this sought after quiet cul-de-sac, backing onto playing fields. The property is offered to the market with NO FORWARD CHAIN.**

A rare opportunity to purchase this spacious family home in the sought after street of Buttercup Lane. The property has been well maintained by its current owner over the last 12 years.

We believe no.12 boasts one of the largest plots in the street.

The ground floor offers bright and spacious living accommodation; the reception rooms all look out onto the south westerly facing garden. The living room has a feature brick fireplace and sliding doors providing access to the good sized rear garden. The reception rooms are all accessed from the spacious entrance hall.

The kitchen is well equipped with an array of fitted wall and base cupboards, with work surfaces over. There is a separate utility room with side door that gives access to the outside.

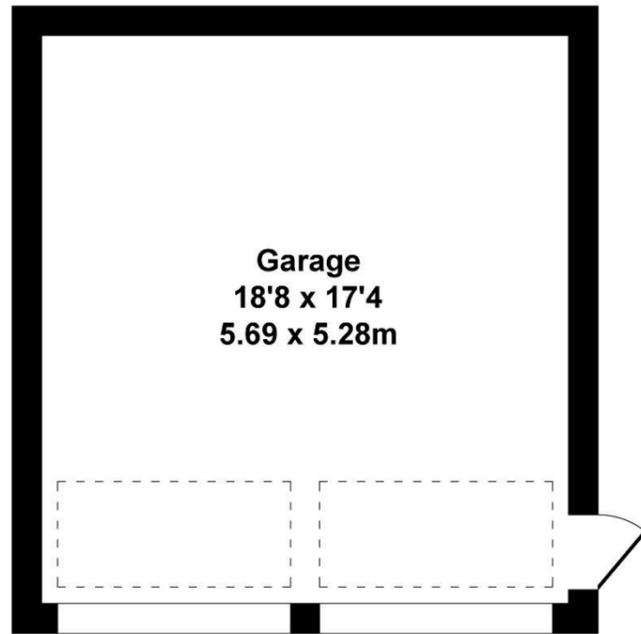
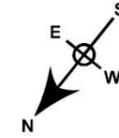
The first floor provides four bedrooms; the principal room has an ensuite and dressing room. A fully equipped family bathroom serves the remaining three bedrooms. There are views across the town and towards open countryside beyond.

#### OUTSIDE

The property is well sited within its south westerly garden; the boundaries are fenced with mature hedging. Mainly laid to lawn with a raised patio area, a good selection of flower and shrub borders. Tarmac drive leading to the detached Double Garage.

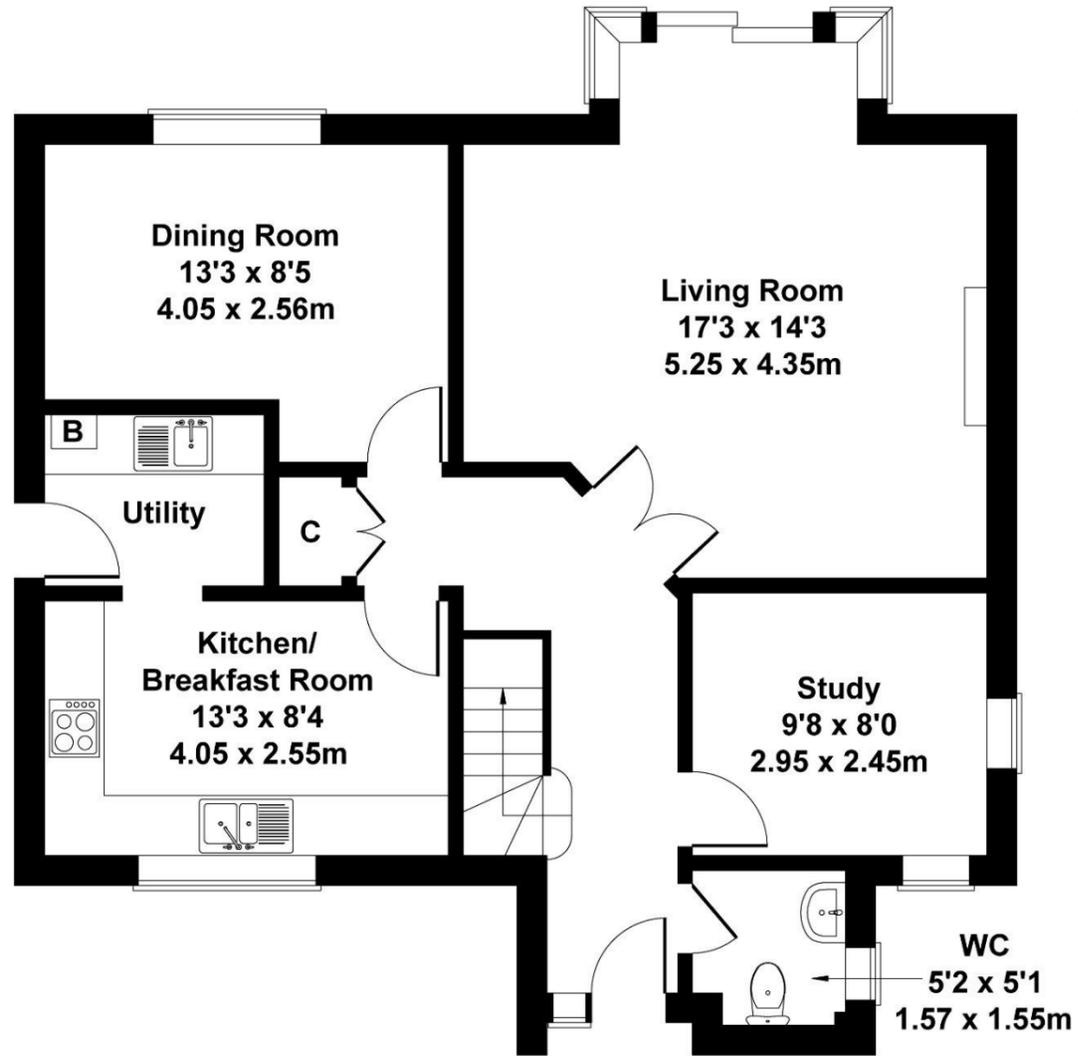
# 12 Buttercup Lane

Approximate Gross Internal Area  
1905 sq ft - 177 sq m



Garage  
18'8 x 17'4  
5.69 x 5.28m

**GARAGE**



Dining Room  
13'3 x 8'5  
4.05 x 2.56m

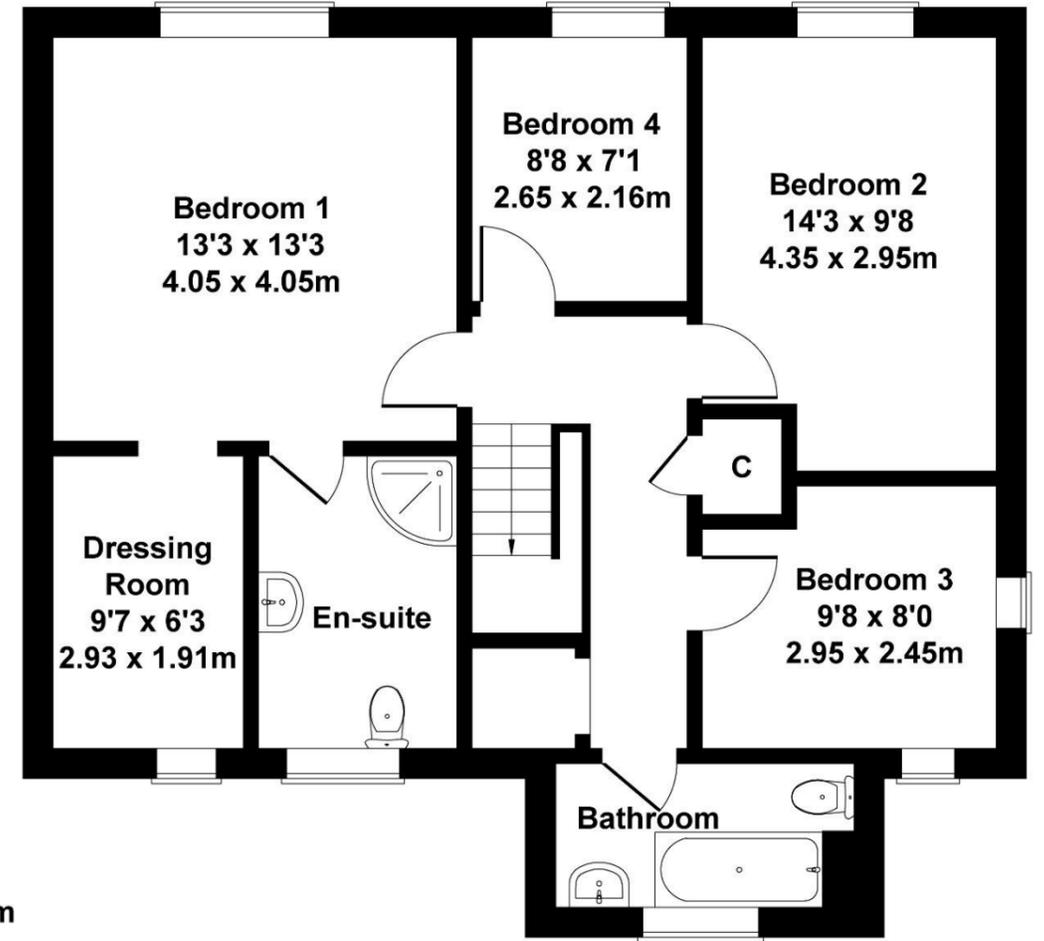
Living Room  
17'3 x 14'3  
5.25 x 4.35m

Kitchen/  
Breakfast Room  
13'3 x 8'4  
4.05 x 2.55m

Study  
9'8 x 8'0  
2.95 x 2.45m

WC  
5'2 x 5'1  
1.57 x 1.55m

**GROUND FLOOR**



Bedroom 1  
13'3 x 13'3  
4.05 x 4.05m

Bedroom 4  
8'8 x 7'1  
2.65 x 2.16m

Bedroom 2  
14'3 x 9'8  
4.35 x 2.95m

Dressing  
Room  
9'7 x 6'3  
2.93 x 1.91m

En-suite

Bedroom 3  
9'8 x 8'0  
2.95 x 2.45m

Bathroom

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations 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, common 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 property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600

