



34 The Close, Charlton Marshall, Dorset, DT11 9PA





A spacious 4 bedroom detached property set in a quiet exclusive cul-de-sac location on the edge of the village. In need of some minor cosmetic improvements this property offers a buyer the opportunity to put their own stamp on the property to make a really special home.

Entrance Hall - Impressive double-height reception hall with timber balustrade galleryed landing above, neutral decor with dado panelling, space for furniture and direct access to principal ground floor rooms and staircase.

Living Room 18'4" (5.59m) x 15'1" (4.6m) - Generous triple-aspect sitting room with picture window, sliding patio doors to the garden, warm-toned decor and ample space for multiple seating areas, ideal for family relaxation and entertaining.

Dining Room 15'1" (4.6m) x 11'9" (3.58m) - Bright dual-aspect dining space featuring wood-effect flooring, large windows overlooking the garden, space for a family table and dresser, perfect for formal meals or informal gatherings.

Kitchen/Breakfast Room 12'1" (3.68m) x 9'8" (2.95m) - Country style kitchen fitted with extensive wooden cabinets, tiled worktops and splashbacks, inset hob, integrated storage, breakfast area with space for table and chairs, and window providing lovely garden outlook.

Utility Room 8'3" (2.51m) x 5'11" (1.8m) - Practical utility with matching units to kitchen, worktop and sink, space and plumbing for laundry appliances, wall-mounted boiler and part-glazed external door to side garden.

Study 10'6" (3.2m) x 8'8" (2.64m) - Well-proportioned home office with window to front, wood-effect flooring and extensive fitted shelving and desk space, ideal for remote working, hobbies or library.

Cloakroom/WC - Ground floor cloakroom accessed from the hall, fitted with WC and wash basin, useful for guests and everyday convenience.

Garage 24'2" (7.37m) x 9'10" (3m) - Large attached single garage with up-and-over door to the front, power and lighting, ideal for vehicle storage, workshop space or further development subject to consents.

Galleried Landing - Attractive first-floor landing with timber balustrade overlooking the hall, roof window drawing in natural light and doors to all bedrooms and family bathroom.

Bedroom 1 16'4" (4.98m) x 13'11" (4.24m) - Spacious principal bedroom with dormer window to front, seating area, sloping ceilings adding character, space for substantial furniture and access to an en-suite shower room.

En-suite to Bedroom 1 6'6" (1.98m) x 6'6" (1.98m) - Shower room comprising corner shower enclosure, pedestal basin and WC, with part-panelled walls and roof window providing natural light and ventilation.

Bedroom 2 16'2" (4.93m) x 15'1" (4.6m) - Large double bedroom with dual aspect over the gardens, generous floor space for wardrobes and seating, characterful ceiling lines.

Bedroom 3 15'10" (4.83m) x 10'4" (3.15m) - Comfortable double bedroom with fitted storage recess, window to rear and ample space for additional furniture, ideal as guest room.

Bedroom 4 8'10" (2.69m) x 6'1" (1.85m) - Cosy bedroom with dormer window, offering flexibility as a nursery, craft room or second study.

Family Bathroom - Panelled family bathroom with roof window, fitted with bath and mixer shower, wash basin and WC, providing a charming traditional feel.

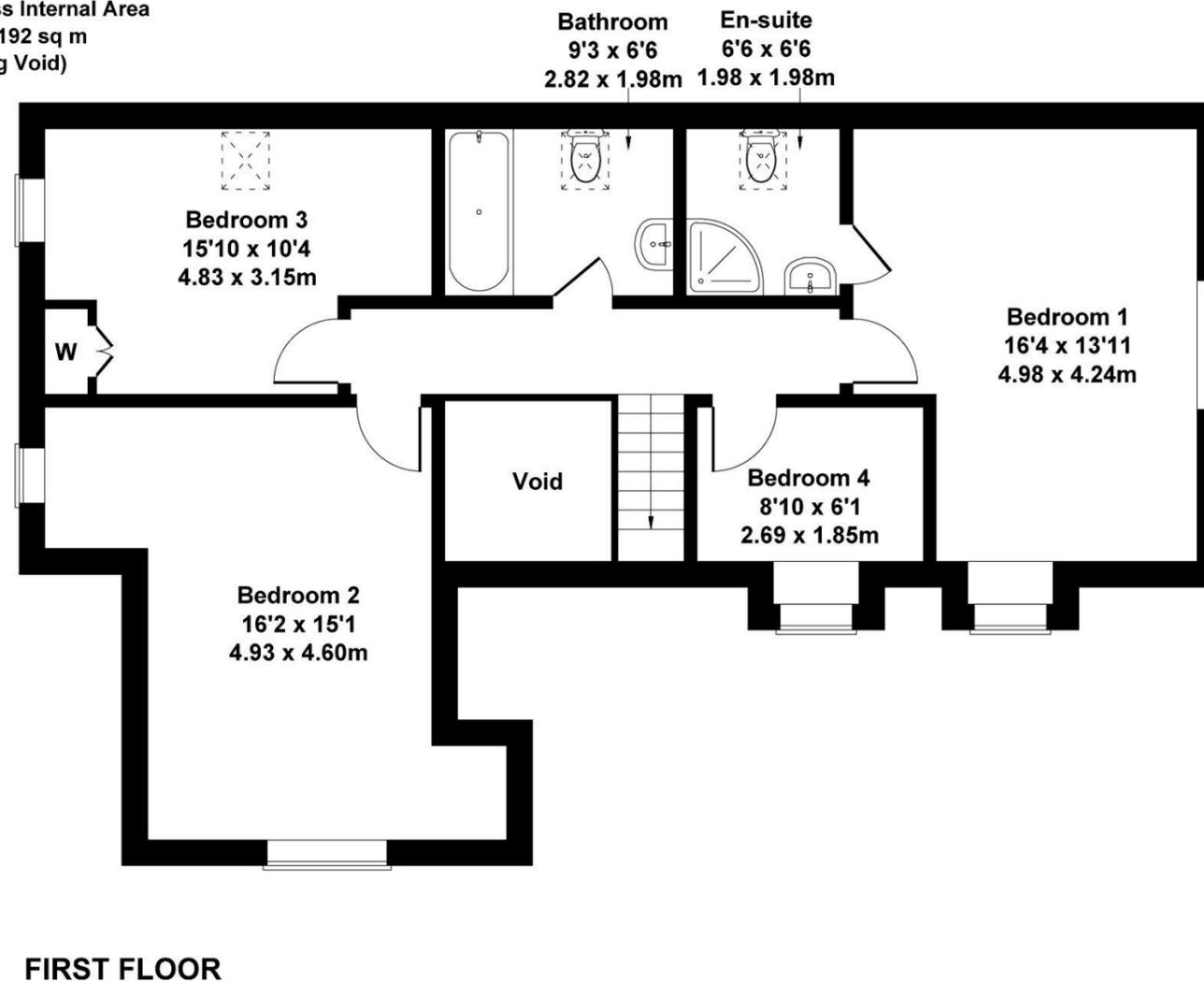
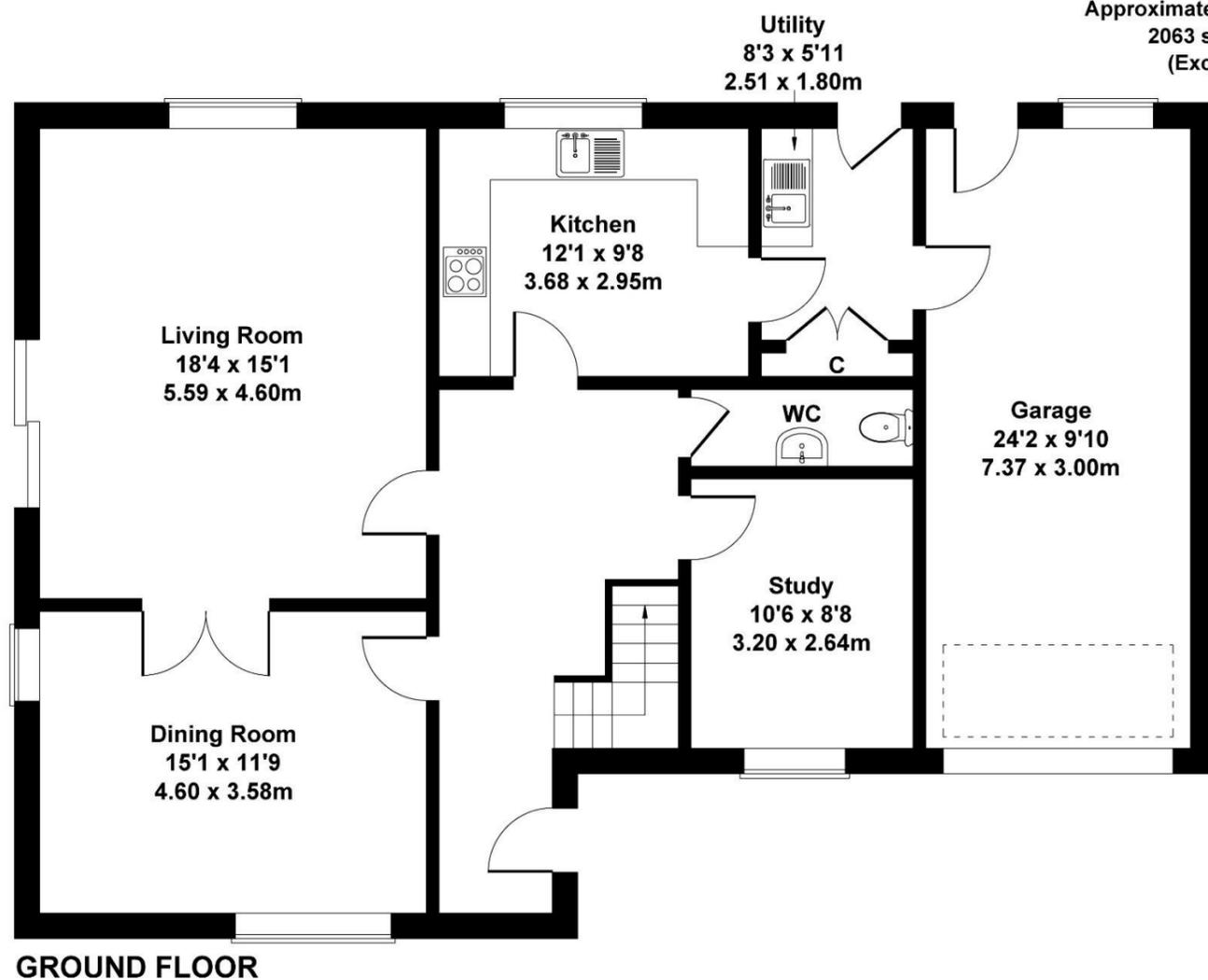
Front Garden & Driveway - Block-paved driveway providing parking for several vehicles, edged with mature planting and potted shrubs giving an inviting first impression.

Rear & Side Garden - Generous wraparound gardens bordered by established trees, mainly laid to lawn with seating areas, pergola, well-stocked beds and a high level of privacy.



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Approximate Gross Internal Area
2063 sq ft - 192 sq m
(Excluding Void)



Not to Scale. Produced by The Plan Portal 2026
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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