



HILL HOUSE

49 SALISBURY ROAD, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

HILL HOUSE

49 SALISBURY ROAD, BLANDFORD FORUM, DORSET DT11 7HT

AN IMPRESSIVE AND ATTRACTIVELY
REFURBISHED EDWARDIAN VILLA
WITH A LARGE PRIVATE GARDEN
ON THE EDGE OF TOWN



DISTANCES

Town Centre ½ miles

Poole & Bournemouth 16 miles

Dorchester 20 miles

Salisbury 23 miles

(all distances are approximate)

KEY FEATURES

- Fine Edwardian villa (1910)
- Excellent edge of town location
- Comprehensively and stylishly refurbished
- Three fine reception rooms
- Kitchen with walk in larder and sep. utility area
- 5 bedrooms and 4 bath/shower rooms (over two floors)
- Double glazing and PV solar panels.
- Attractive garden extending to a ⅓ of an acre
- Double garage and other outbuildings

DESCRIPTION

Thought to have been built around 1910, this handsome Edwardian villa retains a lot of its fine period character, and wherever possible original features have been kept and then complemented with similar quality modern fixtures and fittings. Home to our clients for about 9 years the house has been beautifully maintained and presented having been largely remodelled and comprehensively refurbished about 14 years ago by the previous owners. Extending to almost 2,500 sq/ft the house retains all the elegance of the Edwardian period with high ceilings, large windows, attractive fireplaces and other detailing. On the ground floor the layout remains virtually original with three reception rooms including a drawing room, family sitting room and dining room next to which there is a cleverly redesigned kitchen with a walk-in larder, separate utility area and boiler room. Upstairs there are five excellent bedrooms and four bathrooms. Three first floor double bedrooms are all ensuite, and on the top floor there are two more bedrooms

and a shower room. The house is stylishly presented with period and contemporary themes, and it is well appointed throughout. Over the years the wiring, plumbing and heating systems have all been renewed and more recently cleverly matched UPVC double glazing has been installed, all of which go to make this a relatively efficient property for such a large period house, and as agents we are confident that Hill House will continue to be a very comfortable and happy home for the next owners.

OUTSIDE

Slightly elevated and sitting back from the road, Hill House has an unusually large and private garden for a property so close to the centre of town. Rising up from the road the drive has steps up to the front porch and double gates opening into a large gravel turning area beside the house and in front of the oversized detached double garage. Beyond the drive the garden extends for over 150ft with a large level lawn surrounded by a variety of well stocked mature themed borders. In various places there is a wild area and a pond, a kitchen garden, herb beds and a range of useful outbuildings, including an alfresco dining area, several garden stores, potting sheds and a chicken run.

SITUATION

In a popular residential area of similar Victorian and Edwardian houses, Hill House is conveniently located for the centre of the Georgian market town of Blandford Forum, described by the Guardian in 2013 as a small 'Bath in brick'. Beyond the market square there is an excellent range of amenities including an M&S Food Hall, Tesco and Lidl superstores along with numerous independent cafes, restaurants and boutiques. Much of the lovely countryside surrounding the town is designated as an Area of Outstanding Natural Beauty (AONB), and there are great opportunities to walk or ride down along the river valley towards Kingston Lacey (National Trust) or up on to Cranborne Chase. And there are plenty of other opportunities for recreation including sailing and water sports with Poole Harbour, Studland Bay close by and The Purbecks and Dorset's renowned Jurassic coastline not much more than half an hour's drive away. The area around Blandford is well served with good schools at all levels and as well as local primary and secondary schools, Parkstone and Poole retain their grammar schools and popular independent schools nearby include Bryanston (on the doorstep), Milton Abbey, Canford and Claysmore, along with Castle Court, Dumpton, Hanford and Sandroyd prep schools. Communication links generally are excellent. The proximity to Poole, Bournemouth and Ferndown makes it hugely convenient for people who work in that area. Commuting is straight forward and easy access on to the A31 provides a quick like to the M27 for Southampton and Portsmouth and on to the M3 up to London. Poole station has a fast regular train service to London Waterloo (about 2 hours), Southampton and Bournemouth airports, and Poole ferry terminal are all within easy reach.



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TOTAL APPROX. FLOOR AREA

MAIN HOUSE: 226.2 SQ M / 2435 SQ FT

OUTBUILDINGS (INCLUDING GARAGE): 38.5 SQ M / 414 SQ FT

TOTAL: 264.7 SQ M / 2849 SQ FT

(OF WHICH 2.3 SQ M / 25 SQ FT IS REDUCED HEADROOM)

PROPERTY INFORMATION

Services: All mains services are available at the property. Gas fired central heating. Solar PV panels. Good Broadband service.

Local Authorities: Dorset Council. 01305 221000
www.dorsetcouncil.gov.uk

Council Tax: Tax Band F. Current charge for the year 2026/27
£4,170.03

EPC: Current Band D

DIRECTIONS

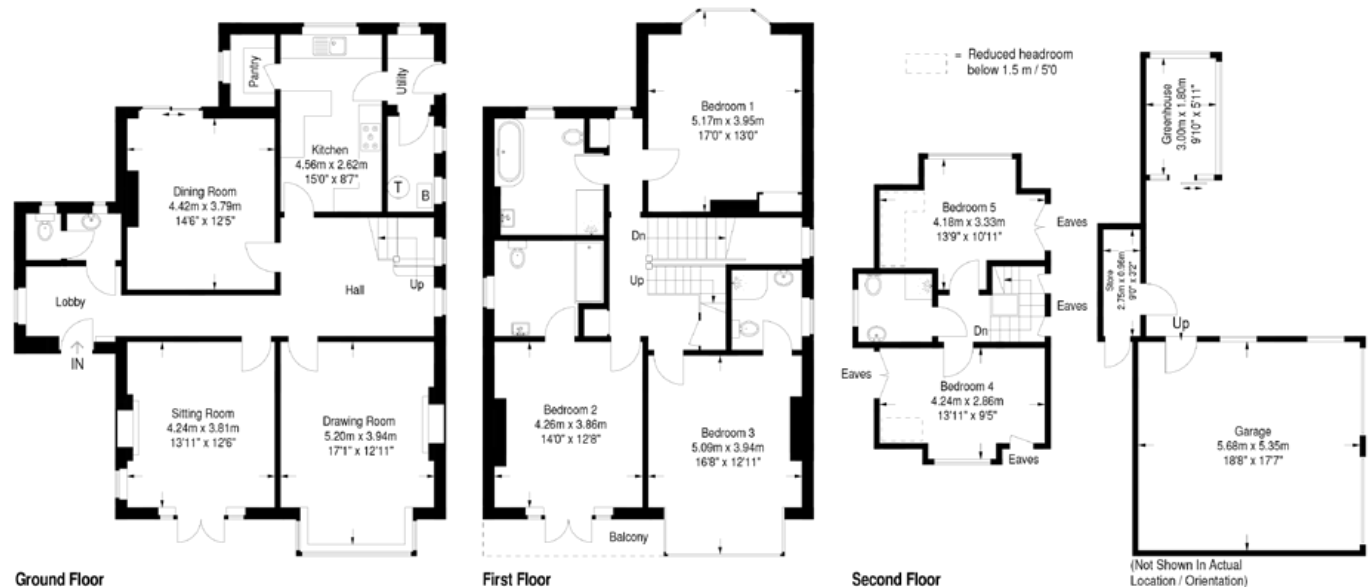
For Satnav use DT11 7HT and what3words: [playroom.spill.carbon](https://www.what3words.com/playroom.spill.carbon)
(to the entrance)

Leave the market square in Blandford heading north along Salisbury Street going over the first set of traffic lights and onto Salisbury Road. Continue up the hill for about ¼ mile and when you pass Queens Road, the fourth turning on the right, Hill House is the second entrance on the right.

Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423002

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



BLANDFORD FORUM

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