



Brook House, Bournemouth Road, Blandford St Mary, Dorset, DT11 9LL





Brook House is a fine example of mid-18th-century Georgian architecture, located in the heart of Blandford St Mary, Dorset. Believed to have been designed and built by Francis Cartwright—a noted local architect and builder—for his own use, the house reflects both the refined taste and skilled craftsmanship typical of the period.

Constructed in blue header-bond brickwork with red brick dressings, Brook House is distinguished by its elegant symmetry and classical detailing. The façade features five bays, with 12-pane sash windows on the ground floor and 9-pane sashes above, each framed by stone window surrounds with distinctive triple keystones. The central entrance is marked by a pilastered doorcase topped with an open pedimental hood, supported by carved double-scroll consoles—a hallmark of Georgian grandeur. The roof is tiled with prominent end brick chimneys, adding to the building's stately silhouette.

Inside, the house retains several notable period features. Among them is a beautifully crafted oak staircase with turned balusters, a moulded handrail, and Tuscan column newels—an impressive centrepiece that reflects the attention to detail found throughout the home.

Ground-floor rooms are enriched with moulded plaster cornices, and later 19th-century fireplace surrounds add another layer to the building's evolving character.

Designated as a Grade II listed building, Brook House stands as a testament to the skill of Francis Cartwright and the architectural refinement of Georgian Blandford. It remains an important part of the area's heritage, offering a tangible link to the craftsmanship and domestic elegance of the 18th century.

Offering approximately 250 sq m of flexible accommodation arranged over three floors, Brook House is accessed via a paved front garden bordered by wrought iron railings and entered through an iron gate, enhancing the setting and period charm.

Access to the property is through a six-panel front door framed by a pilastered doorcase and pedimental hood, opening into the grand entrance hall. This hall provides access to a spacious kitchen and dining room, both with a pair of 12-pane sash windows to the front. At the rear is a large sitting room, a WC/utility room, and access to a cellar with original flagstone flooring (restricted head height).

The first floor includes a master bedroom and drawing room to the front, both with double 9-pane sash windows. The master bedroom benefits from an en suite shower room. A family bathroom, an additional bedroom, and an office are located toward the rear.

The second floor features exposed period beams throughout, including on the landing, and provides two further bedrooms, one with an en suite bathroom.

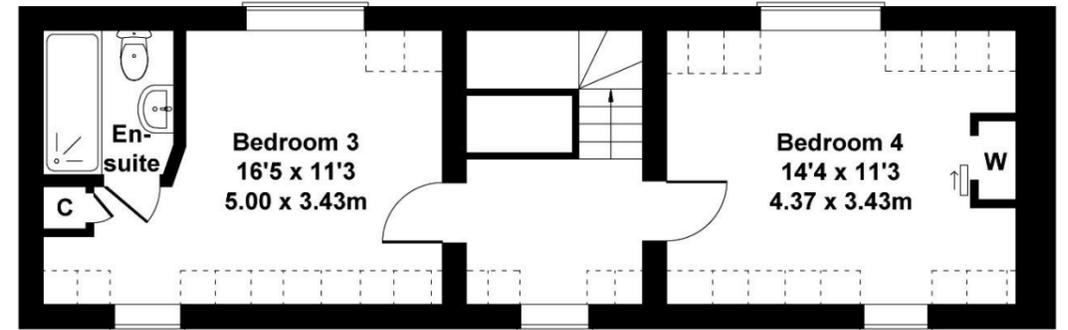
The layout is currently arranged as four bedrooms, a drawing room, and an office, but could easily accommodate up to six bedrooms, depending on requirements.

Outside, to the rear, the south-west-facing garden enjoys excellent sunlight and offers a large crazy-paved patio, with a glazed verandah. Beyond the patio, paths provide access to the garage and parking areas, a well-kept lawn with mature planting, offering a bright and pleasant outdoor space. At the far end of the garden is an oversized single garage with light, power, and an electric roller door. In front of the garage is a parking area for one car, accessed via a secure, electronically operated gate. The layout of the garden offers the potential to create additional parking if required.

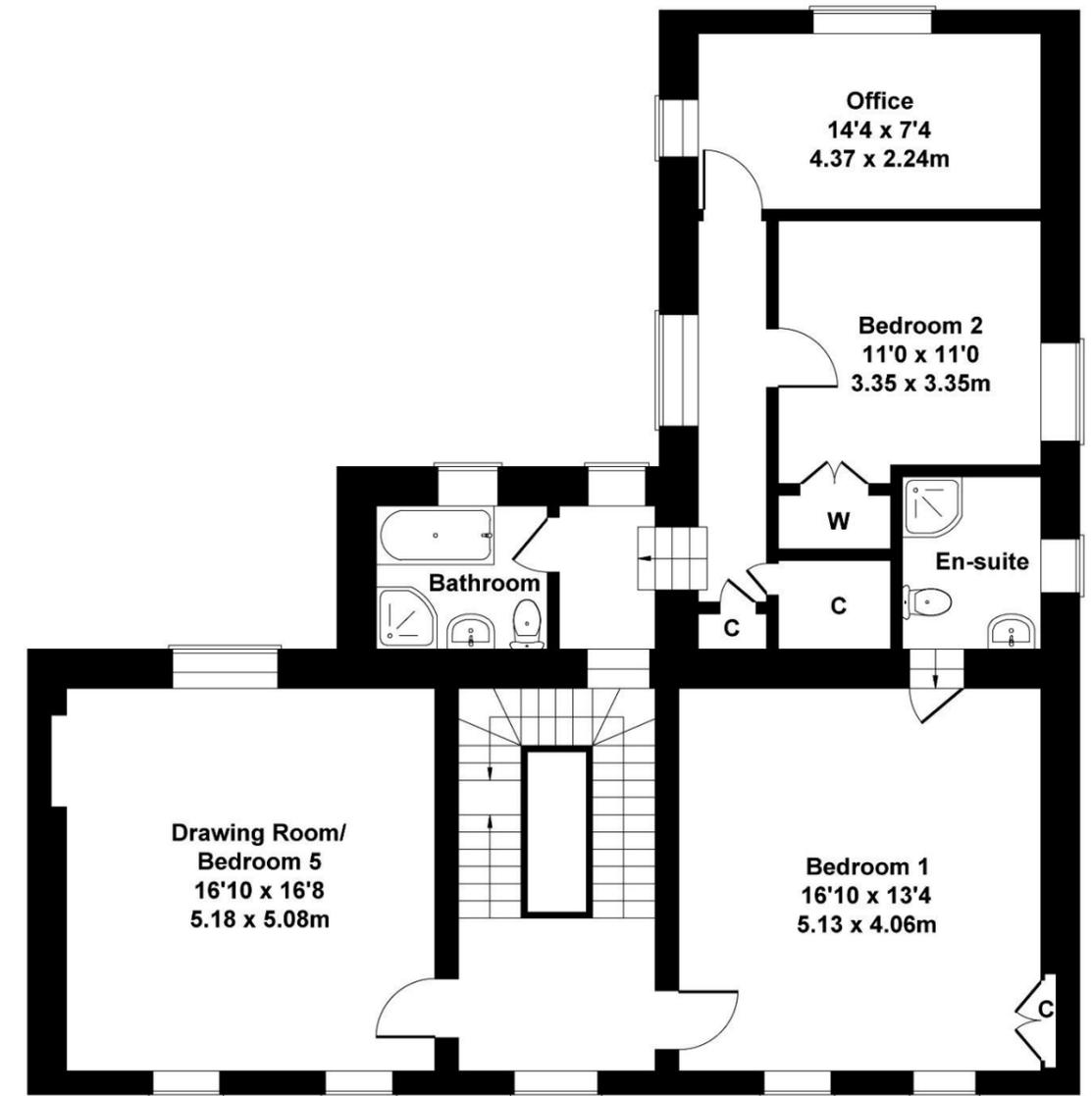
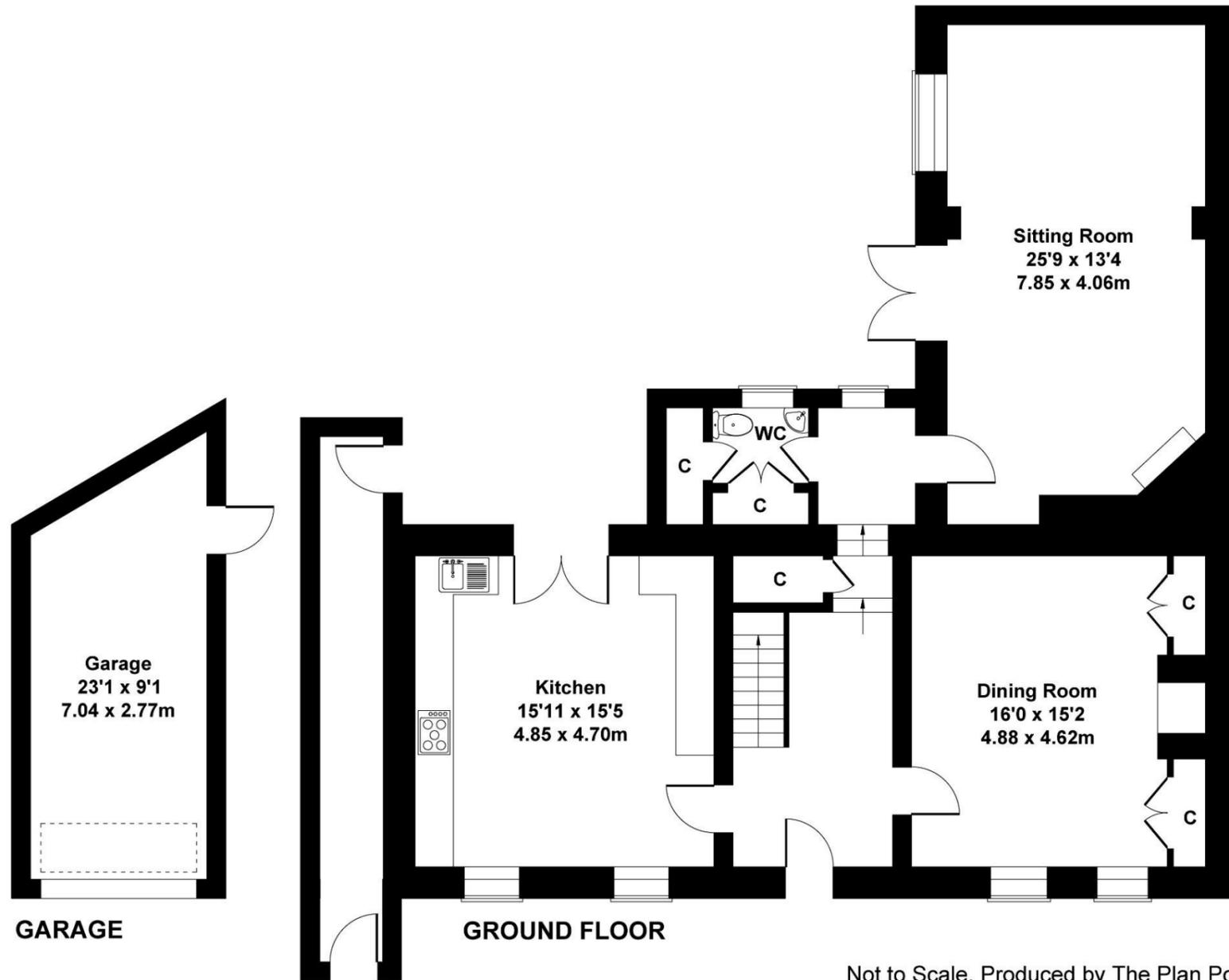
£700,000 Freehold

# Brook House

Approximate Gross Internal Area  
3014 sq ft - 280 sq m



**SECOND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
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EPC Rating – N/A Listed Building

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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