



Connells

Oakwood Drive
Iwerne Minster Blandford Forum



Property Description

Surrounded by mature gardens with a large variety of shrubs, flowers and fruit trees and with a particularly impressive water feature, this lovely two bedroom Bungalow sits on a corner plot on a popular residential street just a short walk from the heart of the village of Iwerne Minster where you will find The Talbot Inn and a village store with post office. The bungalow has two good sized bedrooms, a large lounge with feature fireplace, with multi-fuel burning stove and a very large conservatory, where there is a further stove, overlooking the lovely gardens. The kitchen has been fitted to a very high standard and will even keep the keenest of cooks happy with an impressive 5 ring gas hob in addition to the electric ovens and hob.

Iwerne Minster lies along the edge of the Blackmore Vale approximately midway between Shaftesbury and Blandford Forum with excellent routes to Salisbury where there is a direct train line into London. The Village is surrounded by beautiful countryside with access to many lovely walks and the Jurassic Coast is approximately 45 minutes away, by car.

The area is well served by schools both private and state, including the historic Clayesmore School within the village.

The property should be seen to be fully appreciated.

Entrance Porch

6' 2" x 6' 6" (1.88m x 1.98m)

Double glazed door to side and double glazed windows to front, door into hall, radiator, tiled flooring.

Entrance Hall

8' 5" max x 13' 9" max (2.57m max x 4.19m max)

Glass door with side panels to front, doors to all rooms, radiator, cupboard housing floor mounted boiler.

Lounge

11' 11" x 17' 9" (3.63m x 5.41m)

Double glazed window to front aspect, glass and wood panel door from hall, double glazed window to rear and double glazed french door with side panel to conservatory. Two radiators, feature fireplace with 4kw multi fuel stove, stone surround and wooden mantle, ceiling fan and wall lights.

Conservatory

33' x 13' (10.06m x 3.96m)

3 sided brick built base, double glazed windows on both sides plus a window and 2 french doors to the rear aspect, fully tiled floor, pitched roof with gutter and roof blinds, 5 radiators, double sided feature multi fuel stove.

Kitchen

9' 5" x 15' 6" (2.87m x 4.72m)

Double glazed window to front aspect. Fitted kitchen with a range of wall and base units, quartzite work tops, 1 ½ bowl stainless steel sink and drainer unit, mixer tap, radiator, space for dishwasher, space for large fridge/freezer, double electric oven and grill with 4 ring electric ceramic hob plus a 5 ring gas hob (propane), tiled splash backs, extractor fan with courtesy light.

Utility Room

Window to front, side and rear aspects, double glazed door to rear aspect, space for washing machine and dryer, base unit with stainless steel sink and drainer unit, mixer tap and hand held shower attachment, plumbing for radiator.

Bedroom One

11' 11" x 12' 4" (3.63m x 3.76m)

Double glazed window to rear (over conservatory), radiator, fan light.

Bedroom Two

9' 11" x 12' 5" (3.02m x 3.78m)

Double glazed window to rear aspect (over conservatory), radiator, fan light and fitted wardrobe.

Bathroom

8' 5" x 7' 8" (2.57m x 2.34m)

Two obscured double glazed windows to side aspect. fully tiled walls, pedestal wash hand basin with mixer tap and glass vanity shelf, low level w.c, bidet, concealed water softener, shaving point, vanity cupboard, large shower cubicle with electric shower, wall lights.

Outside

Front Garden

Entered via a gate to the side of the property, the garden is mature with a large number of shrubs, flowers and trees. To the front of the house is a patio area where you can sit and enjoy the koi pond and additional water feature with stone surround and waterfall. The garden extends to one side of the house with access to the rear garden. Further, there is a pergola and a raised bed area and fruit trees. The oil tank is also housed in the side area.

Rear Garden

The rear garden can be reached via a gate from the front garden or a gate from the drive at the rear of the property. There is another small pond and a small raised deck area and some lawn. There's also a summer house and a garden house, both with power and light. Here you will also find a wide variety of shrubs, flower and trees. Passing the hedge which bounds the rear garden, there is a further small plot used for growing flowers and vegetables.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01258 452 327

E blandfordforum@connells.co.uk

20 Salisbury Street
BLANDFORD FORUM DT11 7AR

EPC Rating: D

Tenure: Freehold

view this property online [connells.co.uk/Property/BLF305531](https://www.connells.co.uk/Property/BLF305531)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLF305531 - 0015