



School Garden, Tower Hill, Iwerne Minster, Blandford Forum, DT11 8LT

Asking Price Of £637,500 Freehold

A sizeable detached bungalow situated on over a third of an acre plot in the ever sought after village of Iwerne Minster. The property enjoys a delightful outlook over the village towards the Cranborne Chase beyond. The property is offered with no forward chain. EPC Rated E



Summary

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Description

The property is entered via an enclosed porch leading to a large hallway with doors leading off to all the main rooms of the property. The living room faces the rear garden and is a light and airy room with doors leading to a separate dual aspect dining room, with a door leading to the kitchen. The kitchen has a range of modern fitted units, with a built in electric oven, built in hob, sink unit and space for additional appliances. From the kitchen a door leads through to the utility room with space for additional appliances. There are two spacious double bedrooms with built in cupboards and also a study that could be utilised as a third bedroom. Completing the internal accommodation is shower room, side entrance passage and a separate WC.

Outside the property benefits from generous gardens on three sides totalling over a third of an acre. The garden is mainly laid to lawn with many established shrub borders and trees, with a patio area to the rear facing a southerly direction that also enjoys wonderful views over the village and to the hills beyond. At the front of the property is a driveway providing ample parking leading to a large single garage, with full power and lighting with direct access into the property.





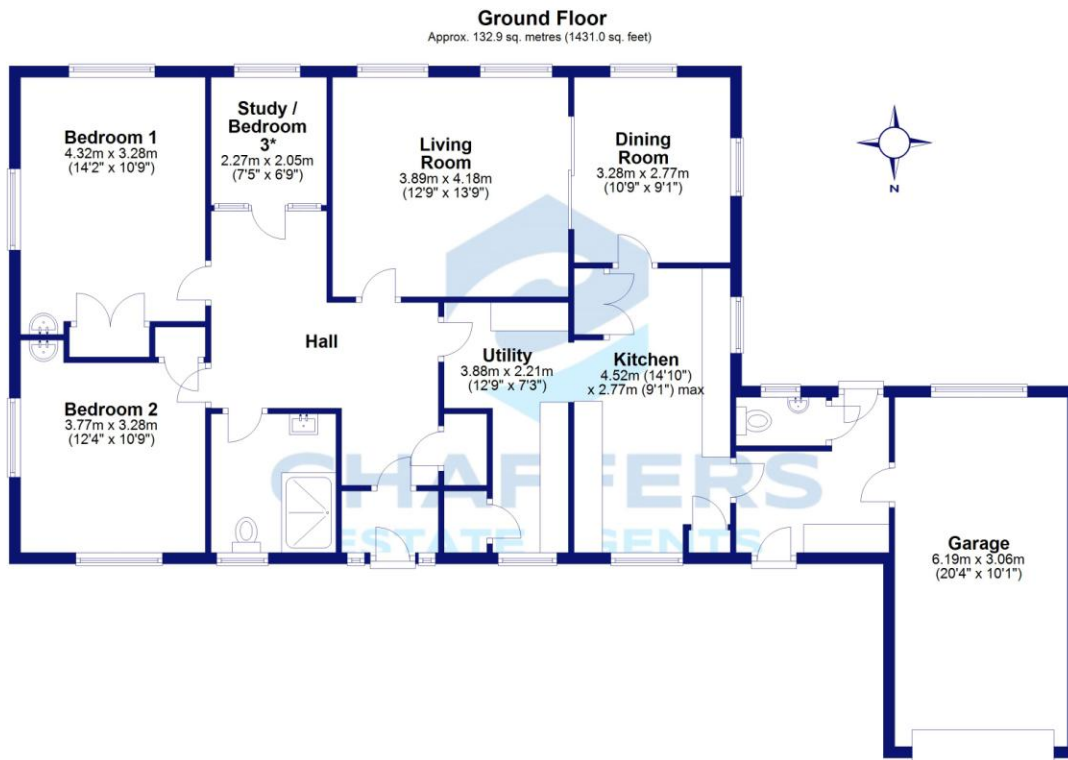
Location

Iwerne Minster has been noted Dorset's best-kept village in recent years and provides local amenities including General Store, Sub-Post Office, Public House, Garage and famous public school, Clayesmore. Set between Blandford Forum and Shaftesbury both approximately 6 miles, the surrounding countryside is designated a conservation area. Poole and Bournemouth are approximately 21 and 27 miles respectively. Main line trains to London are available at Salisbury and Gillingham. Located in North Dorset on the A350 between Blandford Forum and Shaftesbury, Iwerne Minster lies in the Blackmore Vale within the Cranborne Chase and West Wiltshire Downs in an Area of Outstanding Natural Beauty (AONB). The River Iwerne, which flows from a spring within the heart of the village is an ancient river whose name comes from the Celtic "yew-tree stream". The Minster is now the lovely St Mary's Church.

Agents Note:

The property has been granted planning permission for an extension. The plans can be viewed on the Dorset Planning Portal Ref: P/HOU/2023/04626 and P/HOU/202302111

Accommodation Floor Plan ~ NOT TO SCALE ~ For Identification purposes only



Total area: approx. 132.9 sq. metres (1431.0 sq. feet)

Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

Additional Information

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council ~ **Council Tax Band:** E

Caution: NB All services and fittings mentioned in these particulars have **NOT** been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E

Property Reference: S4285

Date: 15/01/2024

Directions

From our Shaftesbury Office proceed down the High Street bearing right into Salisbury Street, at the Royal Chase roundabout take the third exit off onto the A354, continue on this road driving through Compton Abbas and Fontmell Magna, then on entering Iwerne Minster turn left by the War Memorial into Higher Street. Follow the road onto Tower Hill where the property can be found on the right hand side opposite Home Farm.

Viewing

Only by appointment with the **SOLE AGENTS, Chaffers Estate Agents**,
48 High Street, Shaftesbury, Dorset, SP7 8AA
Tel: 01747 852301 ~ **Email:** shaftesbury@chaffersstateagents.co.uk

www.chaffersestateagents.co.uk

CALL NOW to arrange your viewing on 01747 852301
Any day and confirm a time, Thank you!

SURVEYS: Chaffers Estate Agents offer a full survey service including Homebuyers Reports and Building Surveys. **Email:** surveys@chaffersstateagents.co.uk

While we endeavour to make our sales particulars accurate and reliable, if there is any point, which is of particular importance to you, please do not hesitate to contact a member of our team. Do so if contemplating travelling some distance to view the property.

GILLINGHAM 01747 822233 **SHAFTESBURY** 01747 852301 **STURMINSTER NEWTON** 01258 473900