



Deanland

The Chalk, Iwerne Minster, Blandford Forum, Dorset

Deanland

The Chalk
Iwerne Minster
Blandford Forum
Dorset DT11 8NA

A detached house in a large south-facing garden plot of 0.66 acres offering tremendous scope to update and situated in a peaceful, enviable position in the village at the end of a no-through lane.



- Detached 1980s house with scope to update
 - Located at the end of a no-through road
 - Large south facing garden of approx 0.66 acres
- Views over and adjoining open fields and countryside
 - Highly sought after village
- Double garage, workshop and ample private parking
 - No onward chain

Guide Price £700,000

Freehold

Sturminster Sales
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THE DWELLING

Deanland is believed to have been built between 1982 and 1984 and is constructed of brick elevations under a pitched tiled roof. The house offers well laid out accommodation with good sized rooms and with most being unmodernised since being built there is a tremendous opportunity for an incoming buyer to update and put their own stamp on it. The principal reception rooms and bedrooms face south and look across the garden, beyond which are fields and open countryside.

ACCOMMODATION

See floorplan but in summary comprises:

Ground floor - Hall, sitting room, kitchen/dining room, conservatory, study, utility room and two cloakrooms.

First floor - Four double bedrooms. Two bath / shower rooms.

OUTSIDE

The property is approached from The Chalk via a shared access (20% maintenance obligations) on to a private drive with parking for a number of cars and a double garage with up and over doors, power and light, and an adjoining workshop. There is garden to the front and side but the main garden is to the rear, laid to lawn and faces due south with established hedge borders and some mature trees. The house is found at the end of a no-through lane with no passing traffic and with open fields and countryside beyond and the village cricket field.

SITUATION

Iwerne Minster has been voted Dorset's best-kept village in recent years and provides local amenities including general store/sub-post office, public house and Clayesmore independent school and the sports centre which is open to the general public. Set between Blandford and Shaftesbury both approximately 6 miles, in a Conservation Area and the surrounding countryside is designated a National Landscape (AONB). Poole and Bournemouth are approximately 21 and 27 miles distance. Main line trains to London are available at Salisbury and Gillingham.

DIRECTIONS

What 3 words///appraised.occupy.crows

SERVICES

Mains water and electricity and drainage are connected to the property. Bottled LPG central heating.

MATERIAL INFORMATION

Standard & superfast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 & Vodafone Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

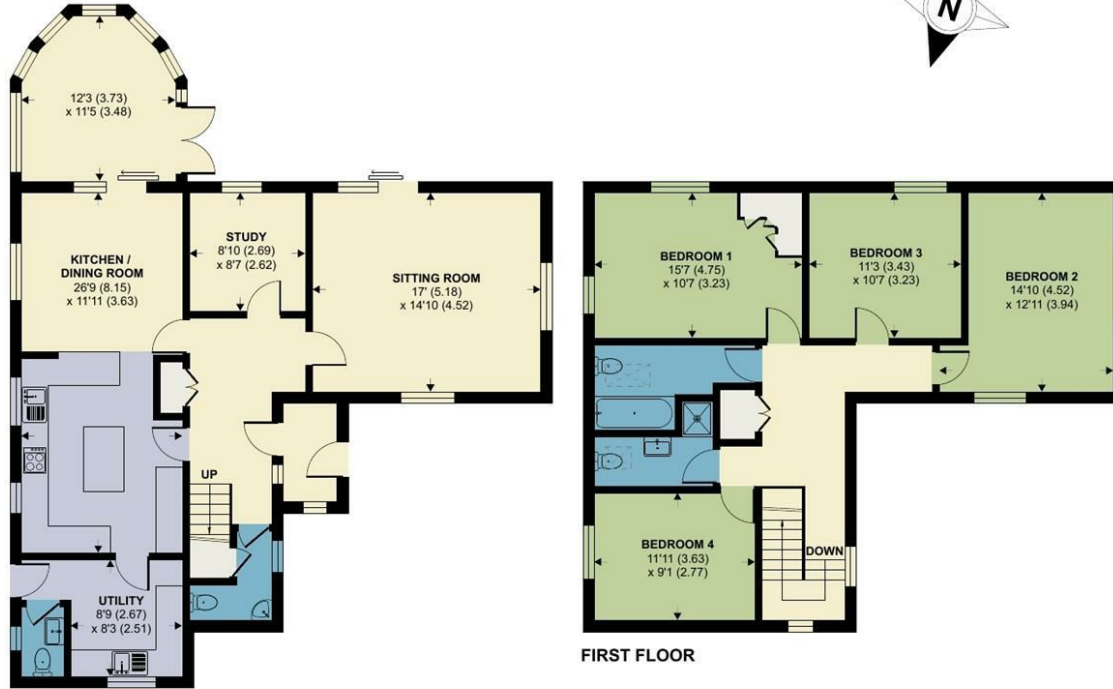
Council Tax Band: G

Restrictive Covenant on the garden; future development restricted to existing dwelling.



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Approximate Area = 2006 sq ft / 186.3 sq m
 Garage = 512 sq ft / 47.5 sq m
 Total = 2518 sq ft / 233.8 sq m
 For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient (super-low energy)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs more work	E		
Very poor energy efficiency	F	29	45
Very poor energy efficiency	G		

England & Wales



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1182839



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