



6

Talbot Courtyard, Iwerne Minster, Dorset



# 6

## Talbot Courtyard Iwerne Minster Dorset DT11 8FL

A 2020 built detached house in a small development of just 6 houses on the edge of a highly regarded village.



- Comfortable 3 bedroom 2020 built house
- Underfloor heating with air source heat pump
  - Edge of village location
- Courtyard development of only 6 houses
  - No chain

Guide Price £650,000  
Freehold

Sturminster Sales  
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## THE DWELLING

A 2020's detached house in this exclusive development, built by the well known Circle Developments only 5 years ago. Offering a high specification of finishes, this comfortable house, with well arranged accommodation, is set back from the courtyard and sits well within its own plot with a pretty enclosed garden to the rear.

Presented well, there are smart kitchen units and plenty of built in wardrobes in the bedrooms.

## ACCOMMODATION

See floor plan

## OUTSIDE

Approached along a path from the estate fenced front garden from the parking and double garage, there is an area to the rear of the garage with No6 and side access to the rear.

Two sets of French doors lead from the kitchen / diner or the sitting room / formal dining area or indeed the utility room to a large patio area with lawns beyond. The gardens are fully enclosed and have level lawns interspersed by delightful flower beds. and includes a summer house.

## SITUATION

Iwerne Minster is a highly regarded village with a village shop / post office and the Talbot Arms pub. It is almost equidistant from Blandford and Shaftesbury along the A350.

Clayesmore School is also in the village and Talbot Courtyard sits adjacent to the school playing fields. Further education, both private and secondary, include Bryanston, Port Regis and Shaftesbury or Blandford Schools

## DIRECTIONS

What3Words: frost.migrate.dentures

## SERVICES

Mains electricity, mains drainage, mains water (metered). Underfloor heating ground floor from air source heat pump. Individual room thermostats

## MATERIAL INFORMATION

Standard & ultrafast broadband is available.

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

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

Council Tax Band: F

Managing agents: Talbot Courtyard Management Company Ltd

Currently circa £360 per annum

Right of Access via track from A350 to Iwerne Springs. Track is a public footpath

Agent's Note: Instruction has come from The New Homes Group





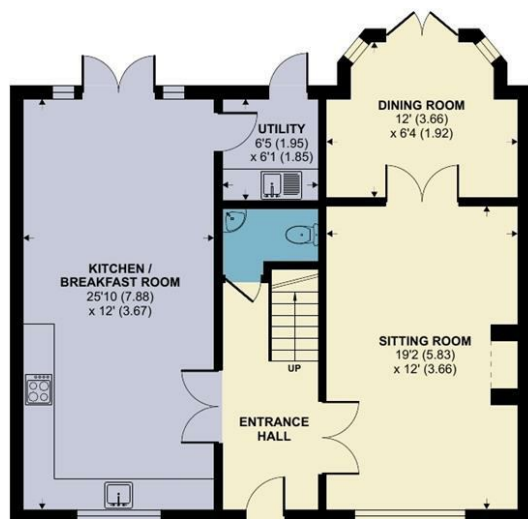
# Talbot Courtyard, Iwerne Minster, Blandford Forum

Approximate Area = 1535 sq ft / 142.6 sq m

Garage = 328 sq ft / 30.4 sq m

Total = 1863 sq ft / 173 sq m

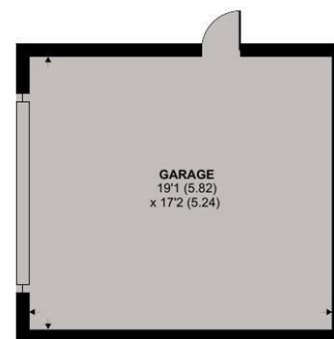
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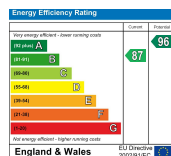
GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1275540



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