



Portman Road
Pimperne
Blandford Forum
DT11 8UJ

An immaculate four-bedroom detached house that has been extended and tastefully updated with stunning countryside views in a sought-after village location.



- Modernised & extended home
 - Versatile accommodation
 - Four good sized bedrooms
 - Large kitchen/diner
- Sitting room with feature wood burner
 - Elevated countryside views
 - Tastefully updated bathrooms
 - Sought-after village location
 - Solar PV system & EV charger
 - Off-road parking for several cars

Guide Price £525,000
Freehold

Blandford Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Upon entry to the home, you are greeted by a large contemporary open plan kitchen/diner which comprises of a range of built-in appliances such as a double-oven-grill, induction hob, built-in coffee machine and microwave, integrated dishwasher and a wine cooler and wine rack. The kitchen also benefits from heat resistant work tops and a wide array of storage spaces, which include a separate pantry larder and an American style fridge/freezer. The sitting room enjoys a cosy wood burner at the heart of this generously sized room with UPVC French doors allowing streams of light and access to a raised patio area offering views of the surrounding countryside. The snug provides a second family living space which could also be utilised as a dining room or children's playroom, complete with a built-in conservatory currently arranged as an office with access to the rear garden. The separate study contains built-in cupboards as well as an additional fridge/freezer perfect for a larger family. The utility room offers further storage undercounter for a washing machine and dryer with worktop space including a sink and drainer. The cloakroom completes the ground floor which contains a w.c, basin and cupboard space including the integrated solar PV system.

Rising to the first floor, two Velux windows on the upstairs landing fill the area with natural light. There are also two built-in cupboards at the top of the stairs providing ample storage. The dual aspect master bedroom is of a good size and benefits from a newly installed ensuite bathroom, including his-and-hers basin unit, w.c and a walk in shower. The second bedroom overlooks the front of the property and is a large double room with generously sized fitted wardrobes. The third bedroom enjoys wonderful countryside views, with a built-in sliding wardrobe. The fourth bedroom overlooks the rear garden and has built-in storage within the eaves. Completing the ground floor is a family bathroom that has been recently fitted to the highest of standards, comprising of his-and-hers basin, a heated LED mirror, w.c, walk-in shower, bath and high quality fittings.



OUTSIDE

A large sloping driveway sits to the front of the house capable of accommodating up to 4-5 cars with access to a solar powered EPV charging point. The main gate leads to a recently laid private patio which wraps around to the private south-facing rear garden. The garden is predominantly laid to lawn which includes two useful sheds. There is also a decked area for dining al-fresco and an elevated patio accessed via steps that has planning approval for a single-story extension.

SITUATION

Pimperne is situated within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, two miles outside of the Georgian town of Blandford Forum with further amenities including supermarkets, independent shops, twice weekly market, cafes and pubs. At the heart of the village lies a Conservation Area of special historic interest. The village of Pimperne is blessed with a great community spirit. A primary school and church and numerous clubs and associations within the village along with a pub. There is also a very active Sports Society, including a village cricket team and football squad, and a well-used sports field.

DIRECTIONS

What 3 words /// unopposed.attends.seeing

SERVICES

All mains services with Solar PV system and integrated battery storage.
Broadband- Standard, Superfast & Ultrafast broadband is available.
Mobile phone coverage- Network coverage is limited indoors and likely outdoors.
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

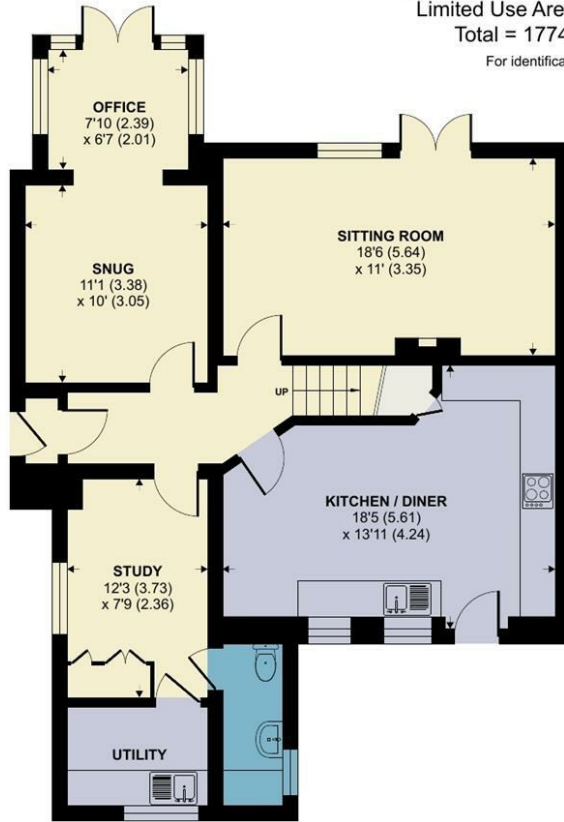
Dorset Council- 01305 211970
Council Tax Band - D
EPC- B
Please note- There is planning approval granted to add a single storey ground floor extension (granted May 2024)



Portman Road, Pimperne, Blandford Forum

Approximate Area = 1709 sq ft / 158.7 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Total = 1774 sq ft / 164.7 sq m
 For identification only - Not to scale

Denotes restricted head height



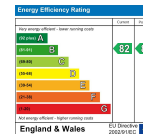
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1173719



BLAN/RB/AUG 2024



01258 452670

blandford@symondsandsampson.co.uk
 Symonds & Sampson, 7 Market Place,
 Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT