



Manor Farm Close, Pimperne, Blandford Forum,

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Manor Farm Close Pimperne Blandford Forum DT11 8XL

A spacious and versatile home set over three floors boasting over 2,100 square feet of accommodation and a sunny elevated rear garden.



- Spacious and versatile home
- Sunny and elevated rear garden with fruit trees
 - Sought after village location
 - Off road parking
 - Flowing accommodation
 - Impressive hallway & gallery landings
- Impressive master bedroom with dressing area & ensuite
 - Well appointed kitchen

Guide Price £700,000

Freehold

Blandford Sales
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ACCOMMODATION

A charming and sizable barn conversion built of brick and flint construction boasting accommodation of over 2,100 square feet. Upon entry there is an impressive hallway laid with travertine stone, showcasing the scale of accommodation set over three floors. The ground floor includes a large double bedroom with wardrobes and a fully tiled ensuite shower room. A further bedroom is currently arranged with twin beds but would accommodate a double and has access to the rear patio. The fourth bedroom is currently arranged as an office/craft room but could be arranged with a double bed with a door accessing the courtyard patio. There is also a fully tiled family bathroom with bath and shower over, with screen. The ground floor benefits from underfloor heating.

The heart of the home is the first floor which houses the well appointed kitchen comprising of a range of wooden wall and base units set with a granite counter top and a wonderful central island with a breakfast bar. The kitchen includes a range of integrated appliances and leads to a decking area for alfresco dining. French doors lead to the triple aspect sitting dining room, a lovely light and spacious room currently arranged with a large dining suite and sofas with an electric fireplace as a focal point to the room. Completing this floor is a cloakroom comprising of a w.c. and basin. The master bedroom is situated on the top floor, a generous room boasting a juliet balcony enjoying village views, dressing area with a comprehensive range of built in wardrobes and ensuite comprising of a white suite of bath, shower, basin and w.c.

OUTSIDE

The property offers a driveway and carport providing parking for two vehicles. The rear garden is a particular feature arranged over three terraces, a courtyard adjoins the property on the ground floor with steps leading to a decking area, which can be accessed from the kitchen and sitting room on the first floor and is ideal for outside dining. This connects to a tiered garden laid to lawn with a sandstone patio suitable for outside furniture and includes a wooden garden shed. Steps continue to the top part of the garden which is laid to lawn and interspersed with fruit trees and boasts wonderful views of the village and Church spire.





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

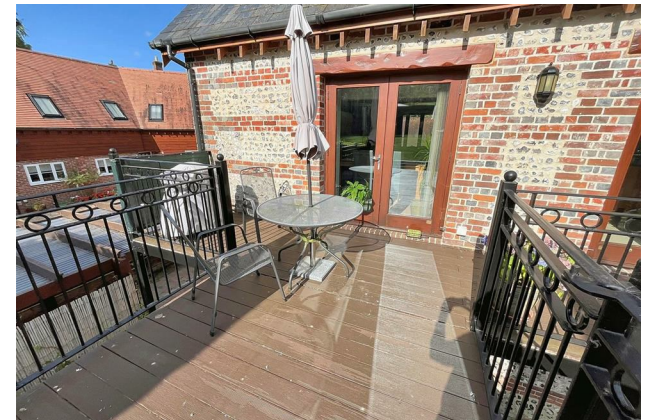
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SERVICES

Mains gas, electric, water and drainage.
Broadband - Ultra & superfast speed available
Mobile - It is reported you are likely/limited to have network coverage for indoors and likely coverage outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Local Authority
Dorset Council - 01305 211 970
Council Tax Band - F
EPC C



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Approximate Area = 2130 sq ft / 197.9 sq m (excludes carport & voids)

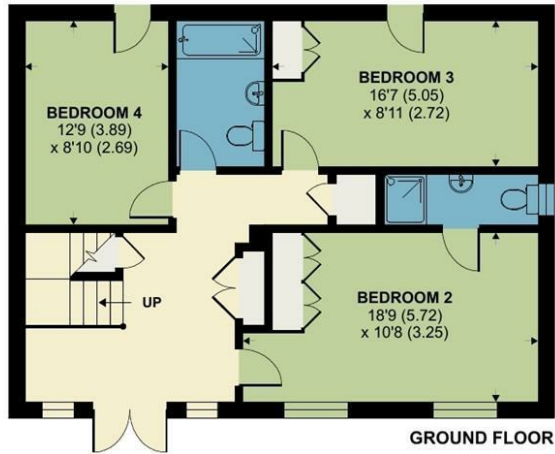
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Overall Energy Efficiency Rating	A	76	82
Water Efficiency Rating	B		
Space Heating Energy Efficiency Rating	B		
Space Heating Emission Rating	B		
Water Heating Energy Efficiency Rating	C		
Water Heating Emission Rating	C		

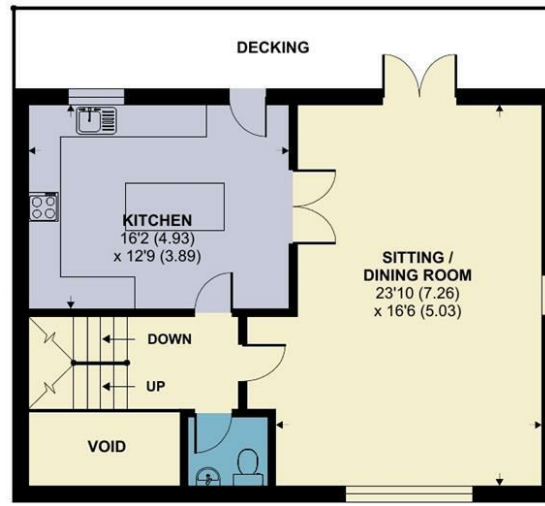
Always efficient - higher rating code
England & Wales
EPC Director 2020/19/18/C



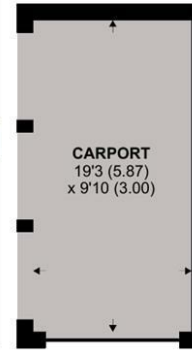
SECOND FLOOR



GROUND FLOOR



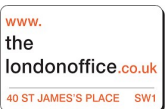
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Symonds & Sampson. REF: 1094592



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