



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 £680,000

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, positioned in a delightful location on the fringes of Pimperne village with views of the village and the church. Upon entry there is an impressive hallway laid with travertine stone, showcasing the scale of accommodation set over three floors. The hall has ample storage with a double storage cupboard, an airing cupboard and an under-stairs cupboard. 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, has a built-in wardrobe, and 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 flame effect fire with oak and granite surround as a focal point to the room. The large double doors between the kitchen and the dining area enable versatile family dining when fully opened. 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 fully tiled ensuite comprising of a white suite of bath, shower cubicle, 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 sheltered 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 a lovely village nestled in the North Dorset countryside right in the heart of Cranborne Chase, an area of outstanding beauty covering over three hundred square miles, with many beautiful countryside walks. The village has a new primary school, and a Nursery a few minutes' walk from home and a Senior school in Blandford which is only a short bus ride away. The area has a number of highly regarded independent schools including Clayesmore, Bryanston, Milton Abbey and Canford. The village has an excellent pub, and Pimperne Village Hall is a great local community hub hosting quiz nights, coffee mornings, badminton, photography, art classes, craft fayres and cream teas. The nearby Georgian town of Blandford Forum has further amenities including supermarkets, shops, twice weekly market, cafes and pubs.

DIRECTIONS

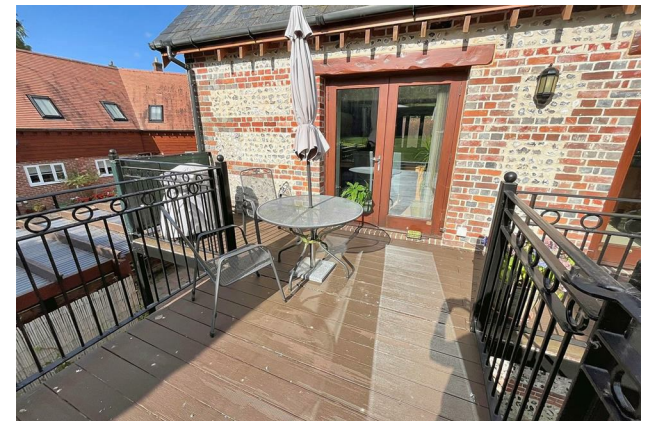
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SERVICES

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



Manor Farm Close, Pimperne, Blandford Forum

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

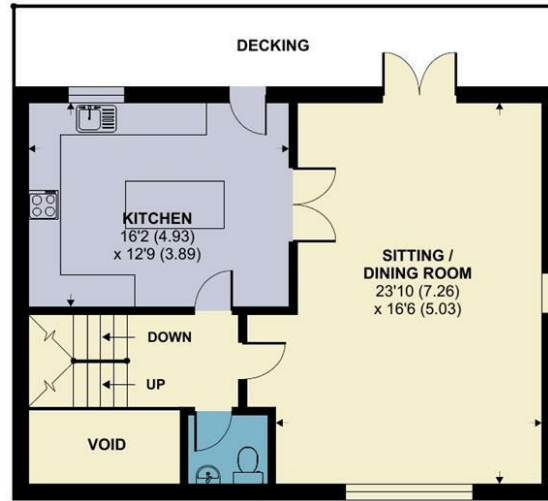
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Overall Energy Efficiency	A	76	82
Water Efficiency	B		
Space Heating	B		
Water Heating	B		
Lighting	B		
Walls & Floors	C		
Airways Efficient - Higher Heating Cost			

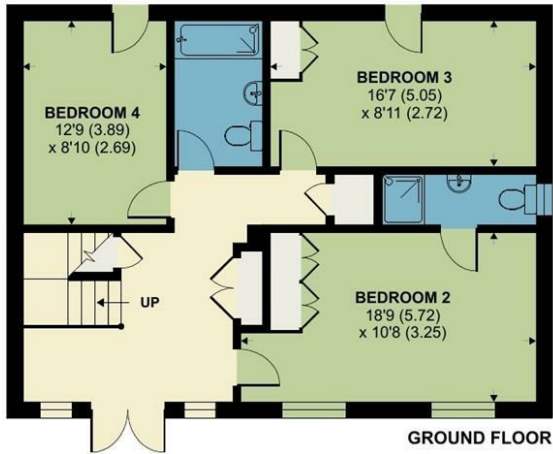
England & Wales
EPC Director 2009/11/13



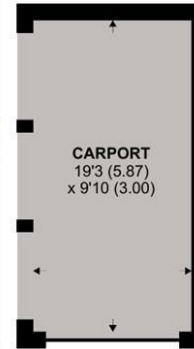
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



CARPORT
19'3 (5.87)
x 9'10 (3.00)



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



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