



Symonds
& Sampson

Whitelands

Tower Hill, Iwerne Minster, Blandford Forum

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Tower Hill
Iwerne Minster
Blandford Forum
DT11 8NW

An attractive three-bedroom semi-detached thatched character cottage with beautiful gardens and stunning countryside views in a sought-after village location.



- Desirable village location
 - Semi-detached
- Three double bedrooms
 - Character features
 - Studio
 - Utility room
- Fantastic countryside views
 - Garage & off-road parking
- Sizeable plot with beautiful gardens
 - Flexible accommodation

Guide Price £535,000

Freehold

Blandford Sales
01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

An attractive three bedroom semi-detached thatched character cottage with beautiful gardens and stunning countryside views in a sought-after village location.

This period cottage was built in the late 1800's and has been enjoyed as a much-loved home for the past 35 years, having been well maintained and improved to provide deceptively spacious and adaptable living accommodation. The property is accessed via a useful front entrance porch which leads into a hallway serving the principal rooms. The dual aspect farmhouse style kitchen is of good proportion and enjoys wonderful views over the front and rear gardens. The kitchen comprises of a range of wall and base units with useful cupboard space, a freestanding Range cooker consisting of an electric hob and double oven, built in dresser and undercounter space for a dishwasher. This is complimented by a utility room with triplex roof covering, providing undercounter space for appliances and access out to the rear courtyard garden. The sitting room is a cosy room overlooking the beautiful front garden displaying a feature fireplace with decorative wood surround and mantle, electric stove and exposed floorboards. Glazed double doors provide access into the studio, which is a versatile room currently arranged as an art studio. The good-sized triple aspect room includes built in bookshelves with matching floor cupboards, a large Velux window making it incredibly light, with heating and power points. French doors also open out onto the sun terrace with an outlook of the beautiful front garden. The snug is a bright room with good ceiling height currently arranged as a study comprising of built-in cupboards, shelving and drawers. Completing the ground floor is a cloakroom comprising of a w.c and basin.

Rising to the first floor, there are three good size double bedrooms with the master bedroom overlooking the wonderful views at the rear. This is coupled with an ensuite bathroom. There is also an attractive Victorian fireplace, eaves storage and built in cupboards. The dual aspect second bedroom is a bright airy room and includes an attractive Victorian feature fireplace with views of the front aspect. The third bedroom is a large double room with built in wardrobes and cupboard space, which also includes a cast iron Victorian fireplace. Completing the first floor is a shower room.





OUTSIDE

The sizable front garden is an attractive and delightful feature predominantly laid to lawn boasting well stocked flower, shrub and herbaceous borders. The garden has been beautifully maintained and is planted with a variety of established flowering shrubs and plants including fuchsias and roses with a pretty trellis archway supporting varieties of climbing roses, mature apple trees all enclosed by well clipped box hedging and timber fencing. There is also a raised sun terrace to the side of the property for dining al-fresco and a useful tool shed at the bottom of the garden. The rear courtyard garden is arranged over two shallow levels with the raised section enclosed by railway sleepers creating a sun terrace area all enclosed by timber fencing with stunning views across neighbouring fields.

SITUATION

Iwerne Minster is one of North Dorset's most sought after villages. Located within the Cranborne Chase and in a designated Area of Outstanding Natural Beauty, amenities include a village inn, general stores and Post Office, leisure centre and Parish Church. The nearby Georgian market town of Blandford Forum is approximately 7 miles with a range of commercial, shopping and sporting facilities. The Saxon Hilltop town of Shaftesbury is also approximately 7 miles with a range of facilities. The famous Jurassic coastline can be reached within approximately a 1 hour drive, with Poole Harbour approximately a 40 minute drive. There are excellent schools locally including Clayesmore in Iwerne Minster, The Blandford School, Bryanston School, Shaftesbury School. Primary education can be found locally in Fontmell Magna, Child Okeford and Shillingstone.

DIRECTIONS

What3words/// looks.chaos.cured

SERVICES

All mains services with oil fired central heating and owned solar panels.
Broadband- Standard & Superfast broadband is available.
Mobile phone coverage- Network coverage is likely indoors with O2 & Vodafone and likely outdoors.
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Dorset Council- 01305 211970
Council Tax Band - E
EPC- D
There is no recorded flood risk at the property.
<https://www.gov.uk/check-long-term-flood-risk>



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient (lower running costs) | A | | |
| Energy efficient | B | | |
| Decent | C | 61 | 74 |
| Below average | D | | |
| Poor | E | | |
| Very poor | F | | |
| Least energy efficient (higher running costs) | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

Iwerne Minster, Blandford Forum

Approximate Area = 1863 sq ft / 173.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheocom 2024. Produced for Symonds & Sampson. REF: 1177786



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