

Symonds
& Sampson



Primrose House

Salisbury Road, Pimperne, Blandford Forum, Dorset

Primrose House

Salisbury Road

Pimperne

Blandford Forum

DT11 8TX

Part exchange possible. A generous family home with a large open plan kitchen dining room and a master bedroom with a beautiful balcony. Enjoying a good sized plot with elevated views over Pimperne.



- Part exchange possible
- Electric Vehicle charger
- Air source heat pump
 - External lighting
- Underfloor heating to the ground floor
 - LED low energy lighting
- Oak laminate flooring to hall and kitchen/ family room
 - Quality carpets to lounge, bedrooms and stairs
- 10 year insurance-backed building warranty provided by Q Assure Build Limited

Guide Price **£595,000**

Freehold

Blandford Forum Sales

01258 452670

blandford@symondsandsampson.co.uk



ACCOMMODATION

Primrose House is a beautiful property boasting spacious accommodation with a large garden enjoying elevated views of Pimperne. Upon entry you are greeted by a welcoming hallway providing built in storage cupboards and access to the cloakroom. The heart of the home is the open plan kitchen dining family room, which enjoys a dual a triple aspect with access to the rear patio. The kitchen comprises of a range of wall and base units set with a quartz counter top including a central island and a range of integrated appliances. There is a handy utility room with space white goods and a rear door. The sitting room boasts French doors leading to the patio and is laid with high quality carpet.

The master bedroom is a particular feature, a good sized room with a charming balcony with views towards the rear garden, serviced by a modern ensuite shower room. The second bedroom is a nice sized double room with an ensuite shower room, the third and fourth bedrooms are serviced by a family bathroom.

OUTSIDE

The property is approached by a brick paved driveway with parking for multiple vehicles and provides access to the integral single garage. A large sandstone patio adjoins the rear of the house and enjoys a Mediterranean feel with a

white painted retaining wall. The rear garden is of a generous size, laid to lawn rising to the back boundary which enjoys wonderful elevated views of the development, Pimperne and distant countryside views.

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, you will be spoilt for beautiful countryside walks. We know the village well having redeveloped the old Pimperne Primary school a few years ago. The new school caters for children age 5-11 and has a Good rating with Ofsted. With a Nursery a few minutes' walk from home and a Senior school in Blandford which is only a short bus ride away, all ages are catered for locally. The Pimperne Village Hall is a great local community hub hosting quiz nights, coffee mornings, badminton, photography, art classes, craft fayres and cream teas- even a Disco for anyone who fancies a boogie!

DIRECTIONS

What3words:///streaking.dealings.purest

SERVICES

Mains electric, water and drainage.
Air source heat pump

Council tax - TBC

Internet & mobile phone signal strength - TBC

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

AGENTS NOTE

Part exchange is possible (subject to negotiation)
Access via private road, costs shared with neighbouring properties.



Energy Efficiency Rating		
Very energy efficient - lowest running costs	Current	Potential
100-120 kWh/m ² A		
80-100 kWh/m ² B		
60-80 kWh/m ² C		
40-60 kWh/m ² D		
20-40 kWh/m ² E		
10-20 kWh/m ² F		
0-10 kWh/m ² G		
Not energy efficient - highest running costs		
England & Wales		
EPC Directive 2002/91/EC		



Blandford/DJP/Sept 24
 Revised December 2024
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