



# 1 Fiveways Cottages

Church Road, Pimperne, Blandford Forum



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Church Road  
Pimperne  
Blandford Forum  
DT11 8XB

A well presented and extended three-bedroom detached family home with versatile living accommodation in the sought-after village of Pimperne.



- Desirable village location
  - Open plan living
- Versatile accommodation
- Sitting room with woodburner
  - Kitchen with utility room
    - Ample parking
- Low maintenance garden
  - Storage shed

Guide Price £390,000  
Freehold

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## ACCOMMODATION

A well presented and extended three-bedroom detached family home with versatile living accommodation in the sought-after village of Pimperne.

The property is accessed via a front entrance porch which opens up to a spacious hallway serving all principle rooms with stairs to the first floor. The triple aspect sitting room boasts a feature brick wall and wooden mantel with a woodburner as a focal point and French doors to the front courtyard. The shaker style kitchen incorporates a range of wall and base units with a mix of cupboards and drawers with wood effect worktops, tiled splashbacks and ceramic sink and drainer. Also included is a range cooker, freestanding fridge/freezer and slim line dishwasher. A large opening conveniently leads to the dual aspect dining room. The light filled utility room has exposed beams and Velux windows along with French doors out to the garden. There are a further range of wall and base units with worktop and tiled splashback, plus space for a washing machine and tumble dryer. The cloakroom comprises of a w.c. and hand basin, Velux window and built in cupboard which previously had a shower cubicle that would service the ground floor bedroom. Completing the ground floor is a further reception room currently used as a snug, but could also be a formal dining room or ground floor bedroom allowing versatile living.

Rising to the first floor, all the bedrooms can be entered via a landing with front aspect windows and access to loft space. The master bedroom is dual aspect with the added benefit of a built in wardrobe. The second bedroom is a good size double room overlooking the front of the property. The third bedroom is a single room that has a built in wardrobe. Completing the first floor, is a spacious shower room comprising of a large shower with glass screen and digital controls, basin and w.c.

## OUTSIDE

Externally, the property boasts a fully paved wrap around garden which forms an L-shape, providing numerous entertaining areas for dining al-fresco. A storage shed with front and rear access runs the full length of the property on the right hand side. The front offers ample parking for at least three cars.

## 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

what3words///remain.reclined.lecturers

## SERVICES

Mains gas, electric, drainage and water.

Broadband- Standard, Superfast & Ultrafast broadband is available.

Mobile phone coverage- Network coverage is limited indoors but likely outdoors.

(Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Dorset Council- 01305 211970

Council Tax Band- D

EPC- E

There is no recorded flood risk at the property.

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





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Approximate Area = 1311 sq ft / 121.7 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 1433 sq ft / 133 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A++ (92-100)	A (69-81)
A+ (81-91)	B (62-68)
A (62-80)	C (55-61)
B (55-61)	D (48-54)
C (48-54)	E (41-47)
D (41-47)	F (34-40)
E (34-40)	G (27-33)
F (27-33)	
G (27-33)	
Energy efficiency rating (England and Wales)	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1248175



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