



13 Marsh Way, Pimperne, Blandford Forum, Dorset

13 Marsh Way
Pimperne
Blandford Forum
Dorset
DT11 8UT

A three-bedroom detached family home situated in an edge of village location, enjoying elevated views with scope for improvement and extension offered to the market with no onward chain.



- Located on the edge of this popular village with amenities
 - Generously sized sunny rear garden
 - In need of some modernisation
 - Light and airy sitting/dining room
 - Potential for extension
- Integrated single garage and driveway parking
 - Fantastic countryside views
 - No onward chain

Offers In Excess Of **£350,000**
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

The front door opens into an entrance hall leading to the large dual aspect sitting dining room. The generous sitting room is a particular feature with a large window to the front flooding the room with light. There is a gas fireplace with wooden mantel as the focal point of the room and a sliding UPVC door out to the rear garden. This conveniently flows into the kitchen which overlooks the garden and comprises a range of wall and base units, steel sink and drainer, gas cooker plus space for a fridge freezer and washing machine. There is also a door providing easy access out to the garage and rear garden.

Rising to the first floor landing which has cupboard space and a hatch providing loft access. The main bedroom is located at the front of the property and affords stunning countryside views. The second bedroom is a good sized double room with built in cupboards and the third bedroom is a single room overlooking the rear garden. Completing the first floor, the bathroom comprising of a bath and basin is currently separate to the w.c.

OUTSIDE

To the front of the property there is a driveway with off-road parking and integral garage. The front garden is laid to lawn with a hedge offering privacy. There is side access to the generously sized sunny rear garden, which is mainly laid

to lawn featuring a willow tree and surrounded by hedging with a low level wall at the end of the garden.

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:///ticket.estimate.jumbo

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC - E

There is ultrafast broadband and mobile coverage in the area, please refer to Ofcom's website for more details.
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

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



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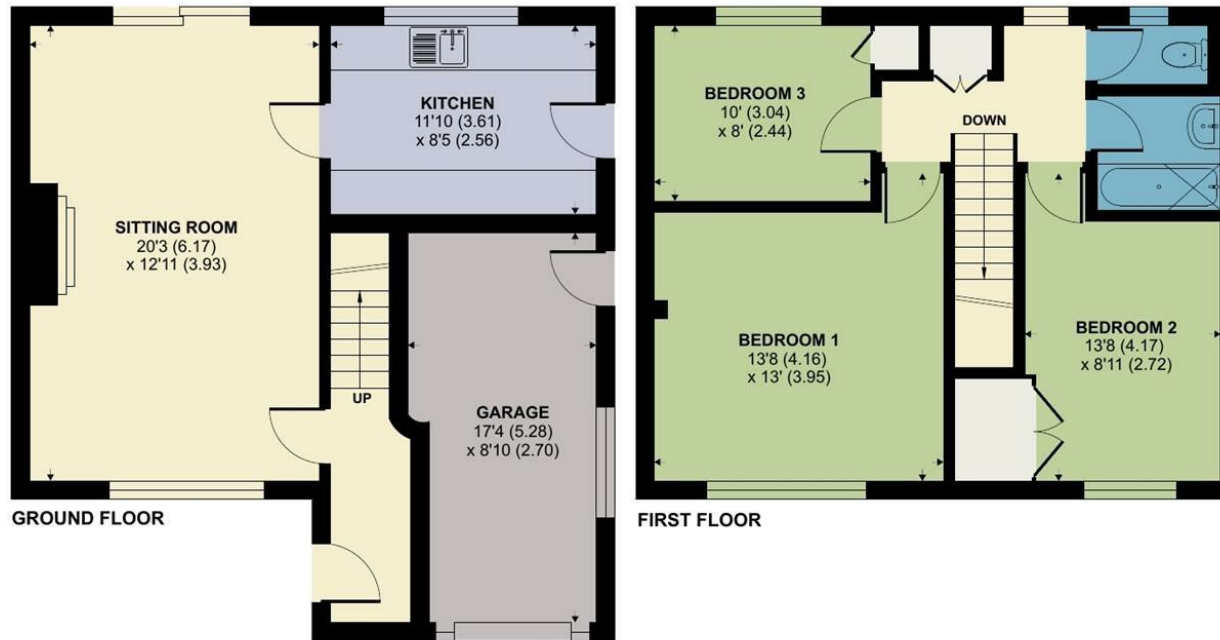
Approximate Area = 937 sq ft / 87 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1074 sq ft / 99.7 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - lowest running costs | | | |
| 100-125 kWh/m²/yr | A | | |
| 81-100 kWh/m²/yr | B | | |
| 61-80 kWh/m²/yr | C | | |
| 41-60 kWh/m²/yr | D | | |
| 21-40 kWh/m²/yr | E | | |
| 1-20 kWh/m²/yr | F | | |
| 0-20 kWh/m²/yr | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 63 | 68 |
| EU Directive 2002/91/EC | | | |



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: 1330743



Blandford/RB/August 2025 Revised September 2025

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01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



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