

Symonds
& Sampson

Rolfs

Tower Hill, Iwerne Minster, Blandford Forum, Dorset

Rolfs

Tower Hill
Iwerne Minster
Blandford Forum
DT11 8NQ



- Beautifully renovated throughout
- New internal doors, architraves & skirting boards
- New windows installed in 2024 with 10 year warranty
 - Resurfaced driveway
 - Fitted blinds
- Outside ratan furniture & cantilever parasol included
 - Garden sheds & log store
- New carpet and flooring throughout

Offers In Excess Of £425,000

Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

A beautifully renovated bungalow situated along a private road enjoying an elevated position with outstanding views of surrounding countryside. Previously a three bedroom dwelling now arranged as a very generous two bedroom, but could be reverted. The heart of the home is the spacious and flowing sitting dining room with French doors flooding the room with light and leading to the wraparound decking and a feature wood burner as a focal point to the room. The kitchen has been completely renovated with replastered walls and ceilings, underfloor heating and arranged with light green wall and base units with a marble effect counter top and breakfast bar, the room is finished with tasteful white metro tiling. Included is a range of integrated appliances comprising of dishwasher, two electric fan ovens, induction hob with extractor over, with space for an American style fridge freezer. A glazed door leads to the utility room with built in storage cupboard and space for white goods and a door to the rear garden.

The dual aspect and light master bedroom is situated to the front of the property with wonderful elevated countryside views. A spacious room with a walk in wardrobe. The second bedroom is a good size room with a generous built in wardrobe. The recently renovated family bathroom comprising of a white suite of a deep bath with hand held shower, w.c. and basin, with blue vanity units and

matching tiling. The fully tiled shower room includes a good size double shower , w.c and hand basin.

OUTSIDE

The property is approached by a tarmac driveway with parking for several vehicles and a shed. The front garden is laid with wood chippings and interspersed with established plants. A generous deck wraps around the front and side of the bungalow enjoying wonderful views of the rolling countryside with included outside furniture for al fresco dining. The garden continues to the rear and would make an ideal vegetable patch or mixed shrubs and herbaceous borders as originally intended. The garden is bound in part by an established hedgerow and new fencing with a colourful border of establishing plants. Overall the garden enjoys a good degree of privacy.

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.

DIRECTIONS

[what3words///bagpipes.implify.defended](https://www.what3words.com/what3words/bagpipes.implify.defended)

SERVICES

Mains electricity, water and drainage. Electric radiators with fitted automatic timers. Underfloor heating in kitchen

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC - E

Please refer to the websites below for more information

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

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

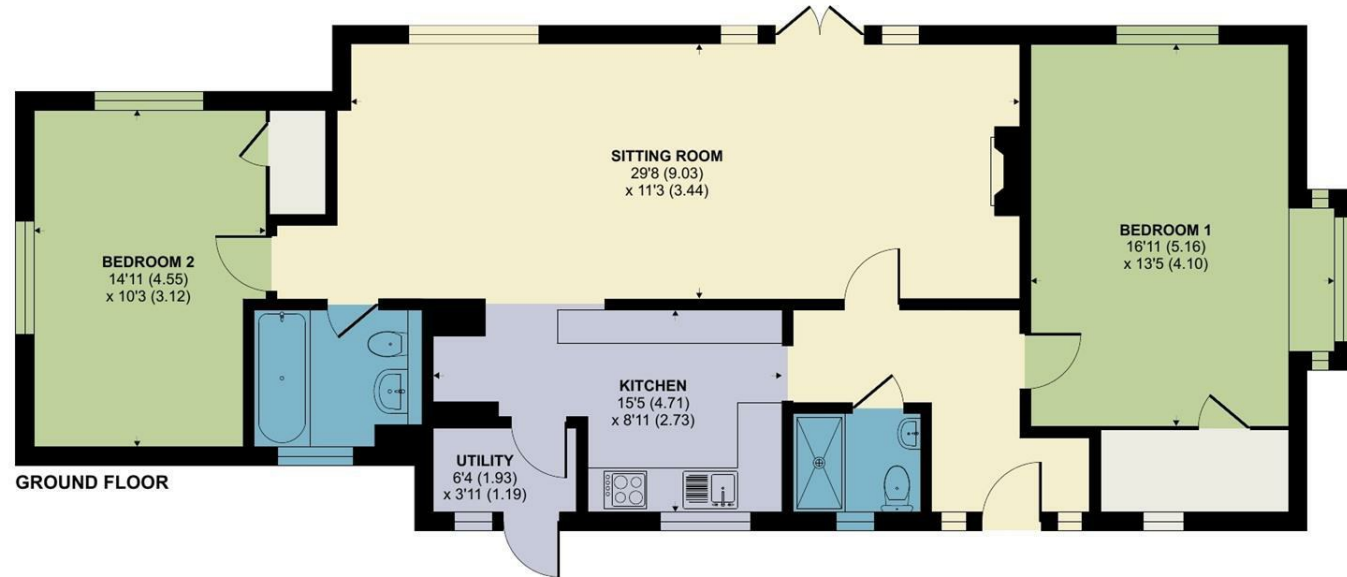


Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
100-120 kWh/m ²	A		
80-100 kWh/m ²	B		
60-80 kWh/m ²	C		
40-60 kWh/m ²	D		
20-40 kWh/m ²	E		
10-20 kWh/m ²	F		
0-10 kWh/m ²	G		
Not energy efficient - higher running costs			
England & Wales		74	44
EU Directive 2002/91/EC			

Iwerne Minster, Blandford Forum

Approximate Area = 1073 sq ft / 99.6 sq m

For identification only - Not to scale



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: 1350809



Blandford/DJP/Sept 2025 Revised Oct 2025



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