

Symonds
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01258 452670
FOR SALE

The Brown House

20 Church Road, Pimperne, Blandford Forum, Dorset

The Brown House

20 Church Road
Pimperne
Blandford Forum
Dorset
DT11 8UB

A character home in need of some modernisation boasting a generously sized rear garden with annexe potential situated in a sought-after village location.



- No forward chain
- Desirable village location
- Updated bathroom
- Garden room with annexe potential
 - Extensive mature rear garden
- Substantial parking for several vehicles

Guide Price **£425,000**

Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

The property is accessed via a porch which leads into an entrance hall serving the principal rooms. The cosy sitting room boasts a feature open fireplace with brick surround and wooden mantel. The dining room is a nice size overlooking the front garden with useful under the stairs storage. This conveniently flows into the kitchen which comprises a range of wall and base units with wooden countertops, stainless steel sink and drainer, electric oven and gas hob with extractor hood over plus space for a fridge/freezer and dishwasher. The kitchen leads to two conservatory areas which require some modernisation with access to the rear garden. Completing the ground floor is cloakroom.

Rising to the first floor, all the bedrooms are accessed via the landing which has a storage cupboard. The main bedroom is light and airy with a built-in double wardrobe. The dual aspect second bedroom is also of a good size and affords fantastic views of the village church. The third bedroom is a single room. Completing the first floor is a fully tiled updated bathroom comprising of a bath, separate walk-in shower cubicle, basin and w.c.

OUTSIDE

To the front of the property is a lawn with a path leading to the porch. The driveway offers substantial off-road parking that extends through wooden gates to the rear. There is access via the drive to the generously sized sunny rear garden divided into two parts. The lower elevation boasts a beautiful lawn and features a useful garden room with annexe potential. The outbuilding contains a bedroom and bathroom comprising of a shower, bath, basin and w.c connected to the mains. The remaining garden is accessed via a set of steps and leads to a good size lawn with borders and mature trees. At the top of the garden is a greenhouse and additional sheds.

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, village hall, church and numerous clubs and associations within the village along with a pub. There is

also a very active Sports Society, including a gym, village cricket team and football squad, and a well-used sports field.

DIRECTIONS

what3words:///crank/teardrop/wiggles

SERVICES

Mains electric, water and drainage. Gas central heating

MATERIAL SERVICES

Dorset Council Tel; 01305 211 970

Council Tax Band - C

EPC - D

There is 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>

Please refer to the government website for more details.

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



Church Road, Pimperne, Blandford Forum

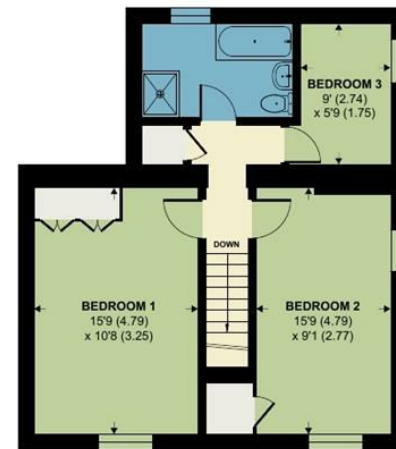
Approximate Area = 1435 sq ft / 133.3 sq m

Annexe = 174 sq ft / 16.1 sq m

Total = 1609 sq ft / 149.4 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
79	68
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: 1382961



Blandford/ RB/Dec 25



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