

# Highview House

Dunns Lane, Iwerne Minster, Blandford Forum, Dorset



# Highview House

Dunns Lane  
Iwerne Minster  
Blandford Forum  
Dorset DT11 8NG

An impressive, architecturally designed house with stunning views over rolling countryside with gardens and grounds extending to 9.64 acres in total.



- Over 4,800 sq ft of accommodation
- Self-contained studio apartment
  - Edge of sought-after village
- Garden and grounds of 9.64 acres
- Outstanding views to the south and east
  - Outbuildings, stabling and garaging
    - Pool with terracing
- Smartphone-controlled security system

Guide Price £2,850,000

Freehold

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## ACCOMMODATION

Highview House has been designed to take full advantage of its outstanding, private position on the outskirts of Iwerne Minster. The house stands in gardens and grounds extending to 9.64 acres and enjoys superb views over its land to the rolling countryside beyond.

Built in 1997 of brick elevations under a pitched tiled roof, the contemporary yet welcoming design uses striking features and high-quality, carefully sourced materials to create a stunning home. The fireplace in the drawing room is Bath stone, the floors are granite, ash or cherry wood, and the locally made kitchen is crafted from European oak.

The ground floor accommodation flows from a welcoming hall: a library, study, media room, dining room with a partly vaulted ceiling, and a superb light-filled drawing room with three sets of doors leading to the terrace. The kitchen/breakfast room uses granite, oak and brushed steel to create a room of both style and efficiency with high-quality built-in appliances, a walk-in larder, and a delightful full-height curved window perfectly sized to accommodate the breakfast table and chairs.

An ash staircase from the hall leads to the impressive galleried landing, from which one enjoys a northerly view towards the village and the beautiful Grade 1 Listed church spire. The upper section of the floor-to-ceiling, south-facing window is a striking feature within the master bedroom, which has an extensive range of maple-fronted cupboards and a sumptuous en-suite bathroom with a sunken bath, twin basins and an oversized shower. Four further bedrooms flow from the landing, one of which is en-suite, and a second family shower room having a shower cabin.





## OUTSIDE

Aluminium powder coated electric gates from the village lane open to a sweeping driveway and an extensive parking area with garaging and stables. The house enjoys the rare privilege of overlooking its entire grounds, which lie south of the property. Immediately surrounding the house, areas of decking laid with high quality hard wood and a south-facing sunken slate terrace offer ample opportunities to find a sunny spot. A completely private, south-facing area hides a heated pool and terrace. The gardens beyond are mainly laid to lawns with mature hedges and trees affording privacy and extending to approximately two acres.

Beyond the lawns, there are two paddocks totalling approx. 7 acres, which have previously been used to graze sheep but would ideal for horses.

An attractive brick and tiled outbuilding provides garaging, two stables, an office, a store room, and a wine store. An external staircase leads to a 42' self-contained room, currently used as a gym, but with the fitting of a kitchen area, it could easily become ancillary accommodation.







**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 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. There are excellent schools locally including Clayesmore in Iwerne Minster, The Blandford School, Bryanston School, Hanford School, Knighton School, Sandroyd School and Shaftesbury School. Primary education can be found locally in Fontmell Magna, Child Okeford and Shillingstone.

**DIRECTIONS**

What3words/// lemmings.flop.dispose

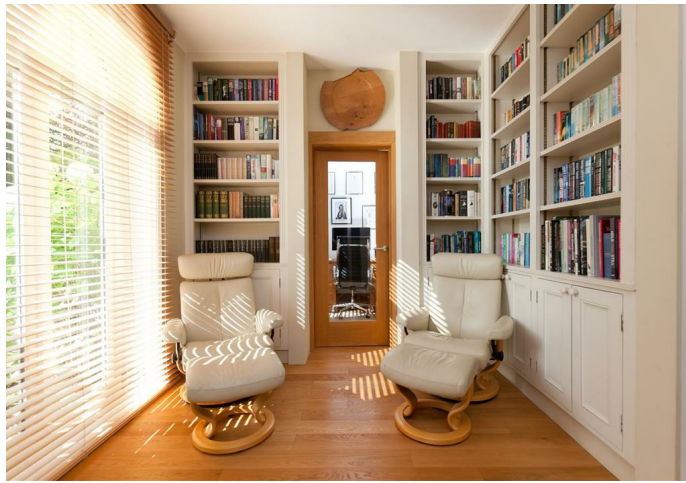
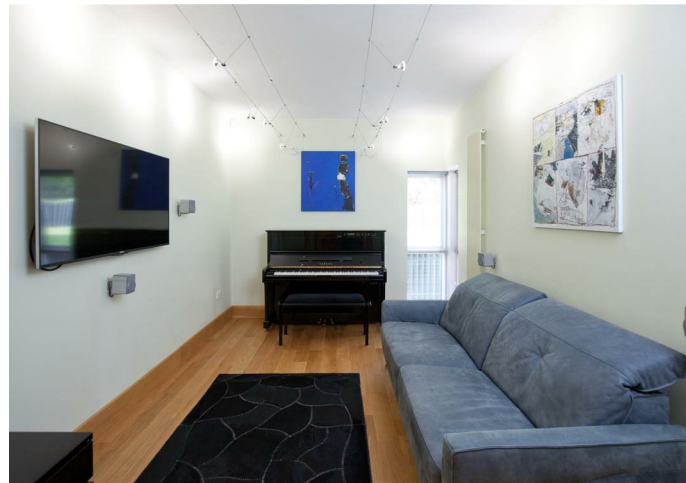
**SERVICES**

Mains water, electricity and drainage are connected to the property and outbuildings. Oil fired central heating system.

**MATERIAL INFORMATION**

Superfast, & ultrafast broadband is FTTP and 1 giga byte. Mobile phone network coverage is likely inside and likely outside – (coverage is best provided by Vodafone network) (Information from <https://www.ofcom.org.uk>)  
 Council Tax Band: G  
 Restrictive Covenants  
 Right of access for neighbours







# Dunns Lane, Iwerne Minster, Blandford Forum



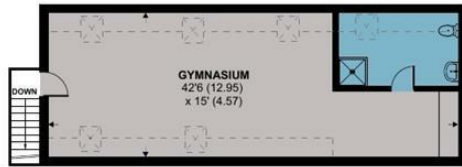
Approximate Area = 3002 sq ft / 278.8 sq m (excludes void)

Limited Use Area(s) = 144 sq ft / 13.3 sq m

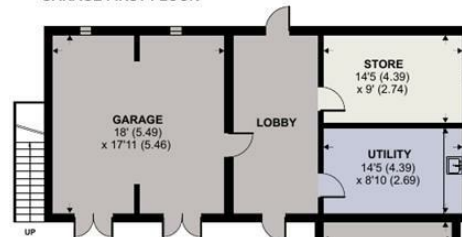
Garages = 1280 sq ft / 118.9 sq m

Outbuildings = 397 sq ft / 36.8 sq m

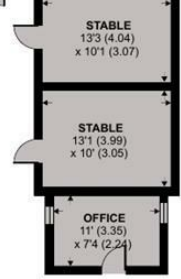
Total = 4823 sq ft / 447.8 sq m



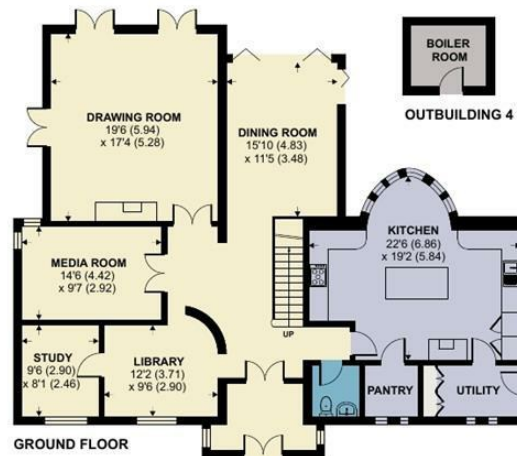
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



OUTBUILDING 1 / 2 / 3

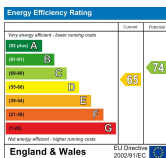


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1167118



Blandford/Stur/DP & GWB / August 24



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