

Symonds  
& Sampson

## 2 Steepleton Corner

Iwerne Steepleton, Blandford Forum,

## 2 Steepleton Corner

Iwerne Steepleton  
Blandford Forum  
DT11 8PP



- A well-presented period property
- Gardens and grounds of approximately 0.69 acres
- Delightful views over the surrounding countryside
  - Outbuildings and garage
- Spacious and flowing ground floor accommodation
  - No forward chain
- Ideally located for access to Blandford Forum and Shaftesbury

Guide Price £450,000

Freehold

Blandford Sales  
01258 452670

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## ACCOMMODATION

Steepleton Corner is a charming period cottage sitting within grounds of approximately 0.69 acres and enjoys impressive rural views, sitting between Hod and Hambleton Hills.

The front door opens into an entrance hall with doors leading to two reception rooms. The sitting room has a window to the front and a fireplace with natural slate tiled hearth and inset wood burning stove. An additional reception room enjoys a dual aspect with French doors leading to a generous conservatory. The kitchen/dining room is located at the rear of the property and is the heart of the home laid with attractive natural stone effect floor tiles, a range of fitted units, solid timber worktops and a Smeg range cooker. A window to the rear overlooks the gardens and a door leads to the utility room. The utility room provides additional fitted units, a Belfast sink and access to the conservatory with a stable door leading to the rear garden.

The first floor comprises two double bedrooms and a single room, all of which enjoy delightful views over the surrounding countryside. The newly fitted family bathroom provides a bath with shower over, WC and wash hand basin. There is timber effect flooring, a heated towel rail and a window to the rear.

## OUTSIDE

The grounds are a particular feature of the property and extend to the rear to provide delightful gardens and vegetable plot. The property is accessed via a shared driveway providing off-road parking and access to a garage. A gate leads to an additional parking area and enclosed pasture land. There is a pedestrian gate and pathway to the front door. A paved terrace adjoins the rear of the cottage providing space for garden furniture. The remaining gardens are mainly laid to lawn with mature shrub borders. There is an area set aside for growing vegetables with a greenhouse and compost area. There are a useful range of outbuildings and a timber stable. There is immediate access to the bridleway network from the property.



## SITUATION

Iwerne Steepleton is a Parish located between the larger villages of Shroton and Stourpaine, both of which provide amenities such as village inns and a convenience store. Child Okeford is 2.5 miles (approx.) with a further range of amenities including two village inns, an organic farm shop, village shop, primary school and doctor surgery. The Georgian market town of Blandford Forum and the Saxon hilltop town of Shaftesbury are 3.5 miles and 9 miles respectively (approx.), both offering a good variety of shopping with a twice weekly markets, banks, doctor surgeries, dentists, community hospitals, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. There are good schools in the area particularly in the private sector including Bryanston, Clayesmore, Canford, Sherborne and Milton Abbey. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

## DIRECTION

What3words:///colonies.flickers.riper

## SERVICES

Mains electricity. Private water (Hanford Farm), Private drainage, shared septic tank with neighbouring property. Oil fired central heating. Solar water tubes provide some hot water.

There is mobile signal indoor likely (O2) likely outdoor. Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

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

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

## MATERIAL INFORMATION

Dorset Council Tel: 01305 211 970

Tax Band - D

Agent's Note

Photographs are from 2021

One of the garages is owned by the next door neighbour, land registry title plan available.

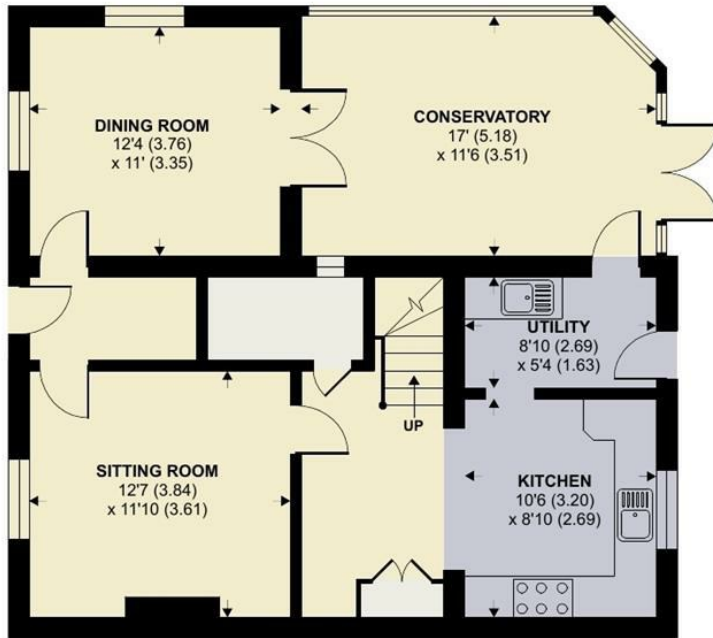


# Steepleton Corner, Iwerne Steepleton, Blandford Forum

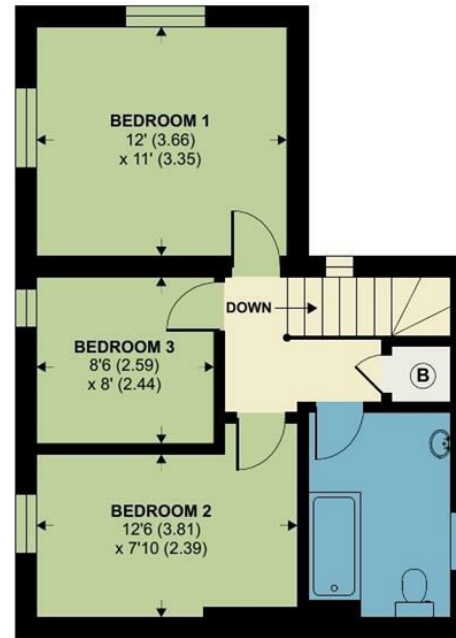
Approximate Area = 1462 sq ft / 135.8 sq m (includes garage & excludes shed)

For identification only - Not to scale

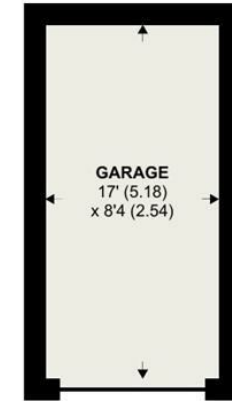
Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) is based on the energy performance certificate (EPC) for the property.			
A	92-100	80	80
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38	55	55
G	1-28		
The energy efficiency class (energy rating) is based on the energy performance certificate (EPC) for the property.			
England & Wales			
EU Directive 2002/91/EC			



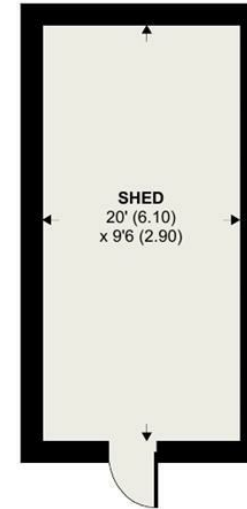
GROUND FLOOR



FIRST FLOOR



GARAGE  
17' (5.18)  
x 8'4 (2.54)



SHED  
20' (6.10)  
x 9'6 (2.90)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Symonds & Sampson. REF: 463578



Blandford/DJP/October 2024



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