

Symonds  
& Sampson



# Maple Cottage

Post Office Road, Iwerne Minster, Blandford Forum, Dorset



# Maple Cottage

Post Office Road  
Iwerne Minster  
Blandford Forum  
Dorset DT11 8LW



- No forward chain
- Tucked away village location
- Close to amenities including shop and pub
- Spacious kitchen/dining room
  - Easy to maintain garden
  - Generous bedrooms
- Ground floor office/bedroom
- Ground floor shower room

Guide Price £750,000

Freehold

Blandford Sales  
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## ACCOMMODATION

Maple Cottage is offered to the market with no forward chain, situated in a quiet cul- de- sac location just a short walk from village amenities. The heart of the home is the light and bright L shaped kitchen/dining room which overlooks the landscaped rear garden. The room has an informal feel with the kitchen comprising of a range of wooden wall and base units set with a stone counter top and includes a range of integrated appliances. The room offers space for a dining suite and armchairs to enjoy the sunshine and French doors give access to the garden. The sitting room is a charming room with a vaulted ceiling furnished with wooden beams, and a brick fireplace set with a wood burner as a focal point. The snug provides a further reception room with French doors to the garden. The office/bedroom four is arranged with beautifully appointed office furniture but could be arranged as a ground floor bedroom for versatile sleeping arrangements and is serviced by the cloakroom comprising of a shower cubicle, w.c. and basin. A utility room provides additional storage and offers space for white goods.

Rising to the first floor is a feature staircase with the master bedroom being dual aspect so flooding the room with light and includes a range of built in storage, serviced by an ensuite. The second bedroom is good size double with built in double wardrobes and is serviced by an ensuite and the the third bedroom is a double.

## OUTSIDE

The property is approached by a shared brick paved driveway with parking for several vehicles with access to the generous single garage with integral door. The rear garden enjoys a sunny aspect and has been tastefully landscaped, with a patio for outside dining adjoining the reception rooms and the remainder of the garden laid to lawn, bound by established beds and a gravel footpath providing side access.





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

## SERVICES

Mains electricity, water and drainage. Oil fired central heating.

There is mobile signal (O2 and Vocafone) likely indoor and 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>

## DIRECTIONS

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