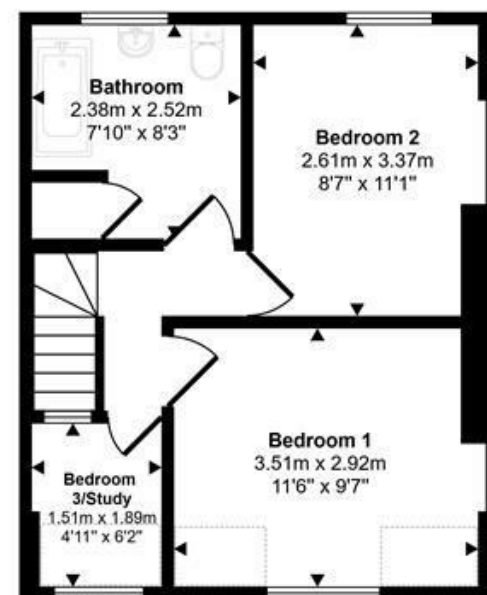


Ground Floor  
Approx 34 sq m / 366 sq ft



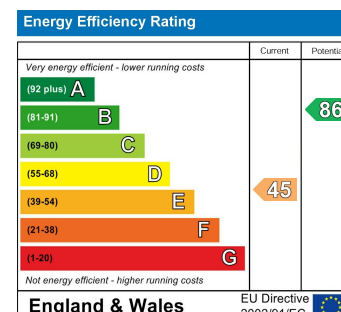
First Floor  
Approx 34 sq m / 368 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Church Road Iwerne Minster

Guide Price  
£350,000

Charming Victorian Home in the Heart of Iwerne Minster – Full of Character and Charm

Set in the highly desirable village of Iwerne Minster, this attractive mid-terrace Victorian home is packed with period charm and modern potential. Just a short stroll from the village's well-stocked shop and post office—and within walking distance of Clayesmore School and its excellent leisure centre facilities—this is a home that truly offers the best of countryside living with community convenience.

Step inside to discover a bright and spacious sitting room, where a feature fireplace and elegant arched front window create a warm and inviting space. With scope to install a wood burner, it's ready to become a cosy heart of the home. The generously sized kitchen is full of country character, offering an abundance of storage, built-in appliances, and a dining area centred around an original iron grate fireplace—perfect for relaxed family meals or entertaining.

Upstairs, you'll find two comfortable double bedrooms and a versatile third room—ideal as a nursery, home office, or dressing room. The bathroom is impressively spacious, while classic latch doors throughout the property add a touch of timeless charm.

Outside, the sunny rear garden is both well-kept and manageable—an ideal space for morning coffee, summer BBQs, or pottering among the plants. There's also a garden shed and a useful brick-built outhouse with power, lighting, and plumbing for a washing machine—offering additional storage or workshop potential.

With plenty of on-road parking, no onward chain, and immediate move-in readiness, this is a fantastic opportunity to enjoy life in one of Dorset's most attractive villages—with scope to put your own stamp on it over time.



### The Property

#### Accommodation

##### Inside

Ground Floor  
The original timber front door (with the original key) opens into the entrance hall with enough room for coats, boots and shoes. For practicality, the floor is laid in coir matting. Stairs rise to the first floor and a latch door opens into the sitting room. This is a bright and spacious room with an arched window that overlooks the front garden. There is a fireplace with a tiled hearth, which offers potential for a wood burner and has built in storage cupboards to either side of the chimney breast.

From the sitting room there is another latch door that opens into a generously sized combined kitchen and dining room with windows overlooking the rear garden and a centrally placed original timber latch door that opens to the rear garden. The dining area retains a fireplace with a black iron grate and there are shelves to either side of the chimney breast. The kitchen area is fitted with a range of country style units consisting of floor cupboards with drawers and eye level cupboards. You will find a good amount of wood block effect work surfaces with a tiled splash back and a stainless steel sink and drainer with a mixer tap. The dishwasher and fridge are integrated and there is a built in electric oven and ceramic hob with an extractor hood above. For appearance

and practicality, the floor is laid in an attractive limestone tile effect vinyl.

##### First Floor

Stairs rise and curve up to a galleried landing with latch doors to all rooms. There is a large bathroom, which is fitted with a WC, pedestal wash hand basin and a bath with an electric shower above. There is also the airing cupboard housing the hot water cylinder. The floor is laid in a tile effect vinyl. You will also find two double bedrooms, both with fireplaces and the main bedroom to the front has a beautiful arched window taking in distant views. There is also a further room with built in single bed that would make a great nursery, study or dressing room.

##### Outside

###### Parking

There is plenty of parking on the road in front of the house or close by.

###### Gardens

From the road, a metal gate opens to a path that leads up to the storm porch and front door. The rest of the garden is laid to lawn with shrub and flower borders plus a seating area that allows you to take in the tranquillity of the location. The frontage is enclosed by mature hedging to the sides and flint wall to the roadside. The rear garden has been attractively landscaped. There is a patio area immediately to the back of the house (with an outside tap). A paved and

gravelled path leads up the garden to a wooden shed and a brick outbuilding. The latter has light, power and plumbing for a washing machine, and measures 1.96m x 2.72m/6'5" x 8'11". It could be used as a laundry or a work from home space. To one side of the path there are beds planted with a variety of shrubs, whilst to the other side there is a shaped lawn that opens to a circular seating area. Again, there are beds planted with mature shrubs. The garden is fully enclosed and enjoys a sunny aspect.

#### Useful Information

Energy Efficiency Rating E  
Council Tax Band D  
Sustainable Wood Framed Glazing in keeping with the surroundings  
Individually Controlled Electric Radiators.  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

Postcode - DT11 8NF  
What3word - chapels.dislodge.cheat

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.