



Beechdown, Blandford Road, Iwerne Minster, Dorset, DT11 8QN









**A substantial four bedroom detached bungalow, situated off a no-through lane and benefiting from a spacious rear garden and an abundance of accommodation internally. \*NO FORWARD CHAIN\***

Pleasantly situated on a quiet no-through lane, Beechdown is a well-presented and extended detached bungalow set in approximately 0.28 acres, offering flexible accommodation and stunning rural views.

The property features a generous kitchen/breakfast room with oak units and integrated appliances, a utility room, and additional storage via a rear lobby.

Living space includes a spacious sitting room with feature fireplace, formal dining room, and a bright conservatory with French doors to the garden.

There are four bedrooms, including a principal suite with fitted wardrobes and en-suite shower room. The family bathroom is well-appointed with a modern suite.

Outside, the home is approached via a brick-paved driveway with ample parking and an integral garage.

The low-maintenance front garden includes a private seating area, while the rear garden is a standout feature—extensive and beautifully landscaped with a large patio, mature trees, a stone-built pond with waterfall, and views across Tower Hill.

A detached home office with power and double glazing adds further versatility, and a hidden parking/storage area is accessed at the garden's end.

#### Entrance Hall

**Kitchen/Breakfast Room 11'2" (3.4m) x 10'8" (3.25m)**

**Utility Room 5'10" (1.78m) x 5'0" (1.52m)**

#### Lobby

**Dining Room 12'7" (3.84m) x 12'0" (3.66m)**

**Conservatory 13'0" (3.96m) x 9'8" (2.95m)**

**Bedroom 1 12'0" (3.66m) x 11'0" (3.35m)**

#### En-Suite

**Bedroom 2/Snug 12'10" (3.91m) x 10'10" (3.3m)**

**Bedroom 3 9'10" (3m) x 8'0" (2.44m)**

**Bedroom 4 9'7" (2.92m) x 7'6" (2.29m)**

#### Bathroom

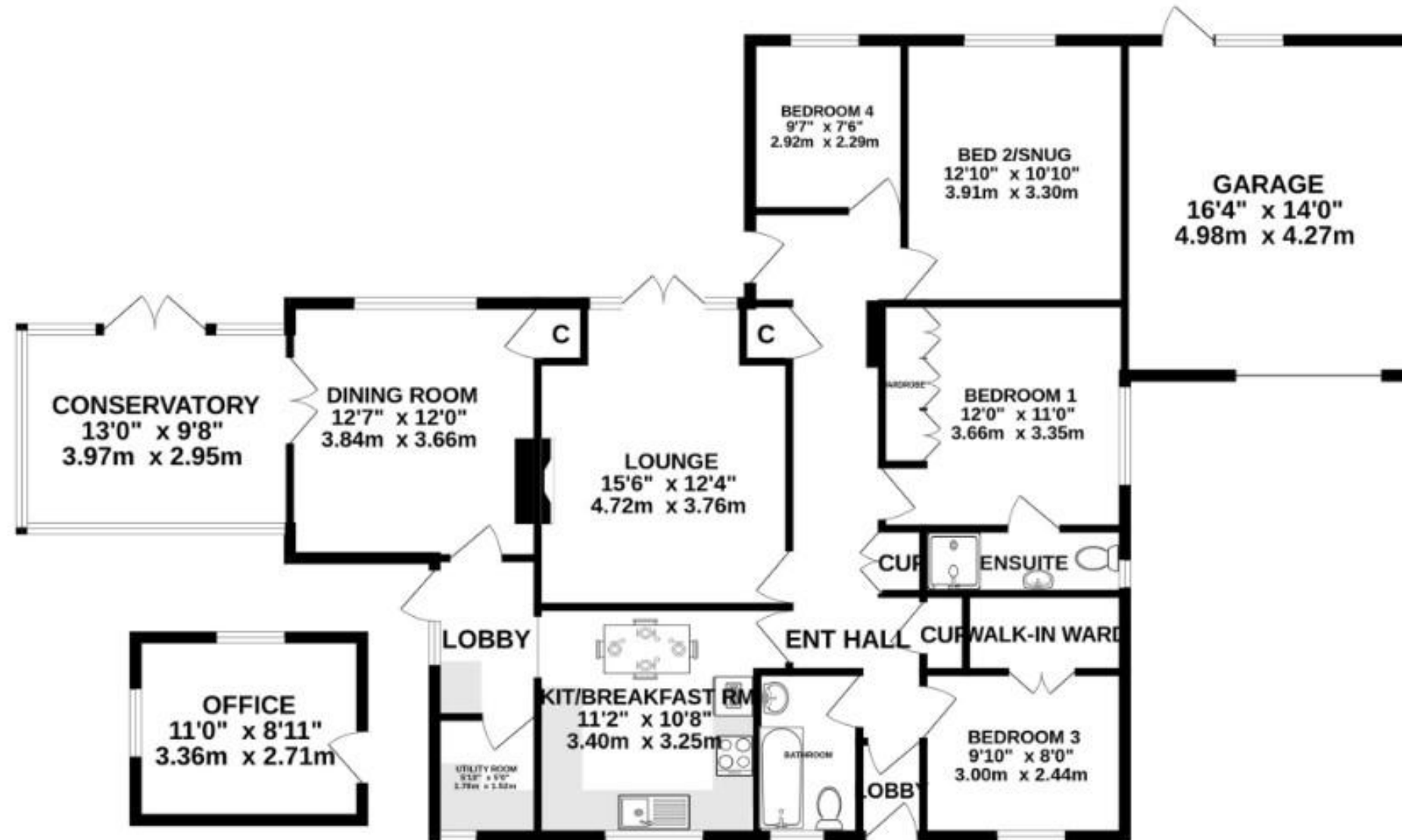
**Garage 16'4" (4.98m) x 14'0" (4.27m)**

**Office 11'0" (3.35m) x 8'11" (2.72m)**

£675,000 Freehold



# GROUND FLOOR 1635 sq.ft. (151.9 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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