



16 Boyte Road, Pimperne, Blandford Forum, Dorset

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Pimperne
Blandford Forum
Dorset
DT11 8UY

A three-bedroom link-detached bungalow with flexible living accommodation and a beautiful mature garden situated in a desirable village location.



- No forward chain
- Quiet location in a highly popular village
- Previously extended entertaining space
- Well maintained kitchen with all white goods included
 - Master bedroom with ensuite
 - South-west facing mature garden
- Single garage and off road parking for two cars

Offers In Excess Of **£375,000**
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

The property is accessed via a useful front entrance porch with tiled flooring which leads into a hallway serving all principal rooms. The cosy sitting room boasts a feature coal effect gas fire and has been cleverly extended allowing for a lower floor dual aspect dining room overlooking the rear garden. The kitchen comprises of a range of wall and base units with wooden countertop, electric oven and gas hob with extractor hood over, plus undercounter space for white goods which the current owner will generously include in the sale. With the added benefit of single floor living, the master bedroom overlooks the rear and includes built-in sliding door wardrobes. This is coupled with an ensuite shower room which comprises of a cubicle shower, basin and w.c. The second and third bedrooms are situated to the front of the bungalow. Completing the accommodation is a fully tiled bathroom comprising of a shower bath with a basin and w.c. In short, the property exudes warmth and comfort and is a must see to fully appreciate the space on offer.

OUTSIDE

The property is approached via a good size driveway accommodating parking for two cars, and has a link-detached garage with an electric roller door. The front aspect enjoys fantastic countryside views in the distance and includes a gravelled area with well stocked

flower/shrub beds and borders. The beautiful mature rear garden has a sunny aspect and much privacy. The raised terrace is perfect for outdoor entertaining during the summer months and there is an electric sun awning. Steps lead down to a further patio terrace and the lawn, which is bound by established hedgerows, shrubs and a shed. There is a useful rear door into the garage and to the opposite side of the property is a secure gated side access.

SITUATION

Pimperne is situated within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, two miles outside of the Georgian town of Blandford Forum with further amenities including supermarkets, independent shops, twice weekly market, cafes and pubs. At the heart of the village lies a Conservation Area of special historic interest. The village of Pimperne is blessed with a great community spirit. A primary school and church and numerous clubs and associations within the village along with a pub. There is also a very active Sports Society, including a village cricket team and football squad, and a well-used sports field.

DIRECTIONS

what3words:///replayed.ghost.scores.

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tel: 01305 211970

Council Tax Band - C

EPC - D

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

[https://www.ofcom.org.uk/phones-telecoms-and-](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker)

[internet/advice-forconsumers/advice/ofcom-checker](https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker)

Please refer to the government website for more details.

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



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