

Symonds
& Sampson

Evergreens

The Chalk, Iwerne Minster, Blandford Forum, Dorset

Evergreens

The Chalk
Iwerne Minster
Blandford Forum
Dorset
DT11 8NA

A charming character cottage with a generous garden, situated in the heart of this popular village, close to amenities.



- No forward chain
- Village location
- Close to amenities
- Generous garden
- Garage and outbuildings
- Character property

Guide Price **£500,000**

Freehold

Blandford Sales
01258 452670
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ACCOMMODATION

Evergreens is an extended former estate cottage with an abundance of character features including high ceilings, bay window and exposed brick fireplaces and wood burners. The heart of the home is the spacious kitchen dining room overlooking the generous rear garden. The kitchen area comprises of cream wall and base units set with a wooden counter top and a ceramic sink and includes an electric hob and oven. The boot room provides additional storage and access to the front and rear gardens. The dining area has a fireplace and wood burner as a focal point and the entire room is laid with stone flooring. The sitting room is a charming room overlooking the front garden and a bay window floods the room with light and there is a feature exposed brickwork fireplace with a wood burner. Completing the ground floor is a cloakroom / utility comprising of a w.c., sink, storage units and space for a washing machine.

The main bedroom is situated to the front and looks out on to the heart of the village, a good size room with a decorative fire place. The second bedroom has views to the rear garden, with a decorative fireplace as a focal point. The bathroom comprises of a stand alone roll top bath placed by the window to look out onto the garden, a separate shower cubicle, basin, w.c. and heated towel rail.

OUTSIDE

The front garden is laid to lawn and bound by a picket fence. The rear garden is a particular feature offering an open and light aspect, primarily laid to lawn with fruit trees situated towards the bottom boundary, together with a pond fed by a natural spring. The garden offers tremendous potential for growing vegetables, keeping chickens or even a cabin (subject to any relevant permissions). Included are several useful outbuildings comprising of an office benefitting from light and power which is ideal for home working, storage shed and garage with a driveway parking for several vehicles.

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.

DIRECTIONS

what3words///bonfires.lock.possibly

SERVICES

Mains electricity, water and drainage. Oil fired heating.

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

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-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

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



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Iwerne Minster, Blandford Forum

Approximate Area = 1054 sq ft / 97.9 sq m

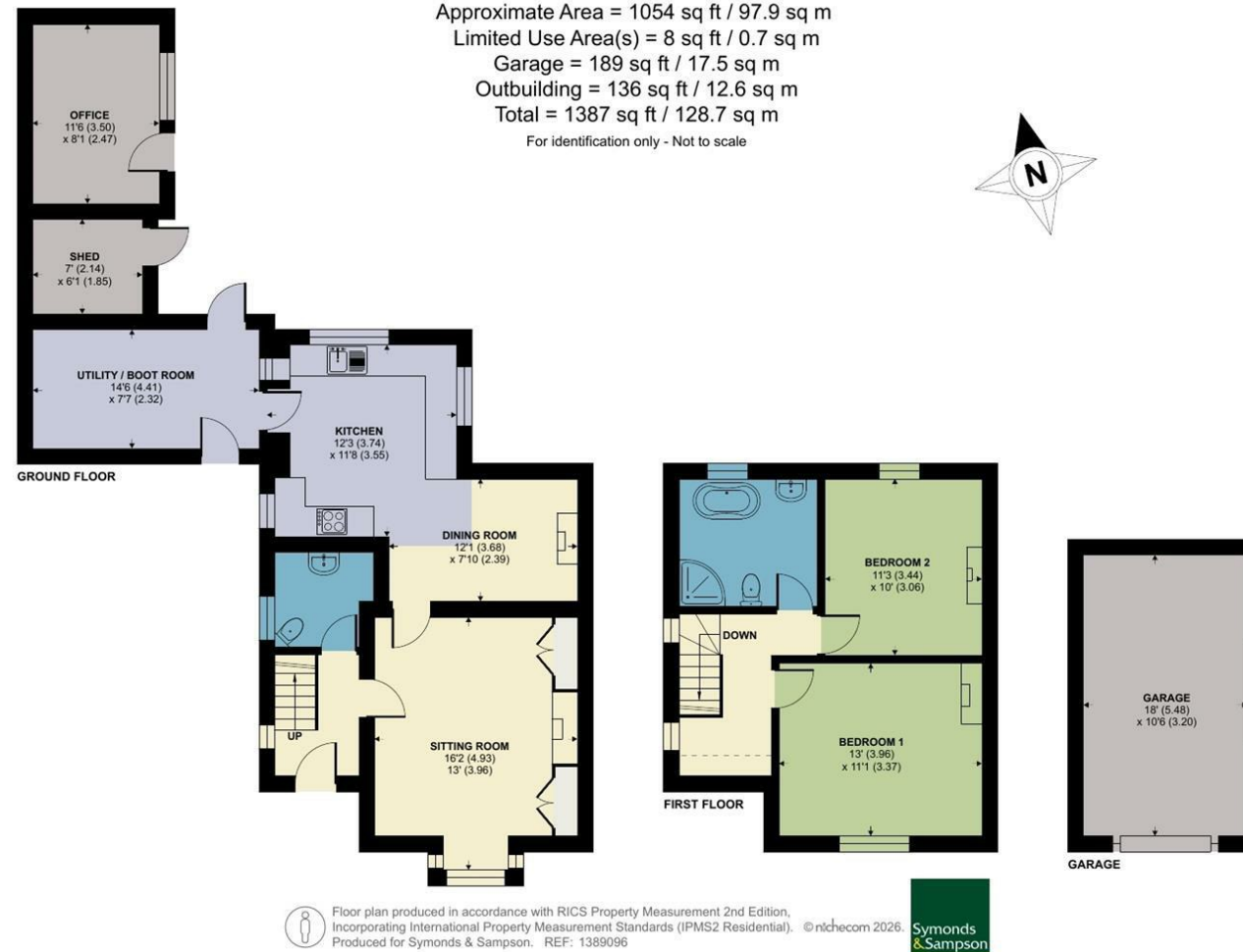
Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 189 sq ft / 17.5 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 1387 sq ft / 128.7 sq m

For identification only - Not to scale



Blandford/DJP/Jan 26



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