



Symonds  
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# 5 Talbot Courtyard

Iwerne Minster, Blandford Forum, Dorset

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Iwerne Minster  
Blandford Forum  
Dorset  
DT11 8FL

A beautifully presented three bedroom village home situated in an exclusive development with fantastic countryside views and close to amenities.



- Sought-after village location
- Built to a high specification
- Amenities nearby with access to many footpaths
- Stunning countryside views towards Hambleton Hill
  - Sunny landscaped rear garden
  - Double garage with electric door
- Underfloor heating throughout ground floor with air source heat pump

Guide Price **£625,000**

Freehold

Blandford Forum Sales  
01258 452670

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## ACCOMMODATION

Built to an incredibly high specification by Circle Developments in 2020, 5 Talbot Courtyard is a semi-detached village home boasting an internal floor area of approximately 1,560 sq ft. The accommodation has been sympathetically designed offering nicely proportioned rooms with high quality timber joinery and an emphasis on thermal efficiency with air source heating, high quality insulation and hard wood doors and windows. There is also a 10-year ICW structural warranty (expires 2030).

Upon entry to the property is a spacious entrance hall laid with Amtico flooring serving all principle rooms and stairs extending to the first floor. The heart of the home is a well designed open plan kitchen/dining room comprising of Neptune wall and base units with a stylish island, quartz stone worktops and Belfast sink. Additional features include a Neff double oven with full functionality of a microwave, induction hob with extractor hood over, plus integrated fridge/freezer and Bosch dishwasher. The kitchen extends into the dining area overlooking the beautiful rear garden and conveniently flows into a utility room containing cupboards, undercounter space for white goods and a steel sink/drain. The inviting dual aspect sitting room is the perfect place to relax with a Dimplex Opti-V electric stove as a focal point. This leads into the snug which could also be a useful study with double doors out to the garden. Completing the ground floor is a

cloakroom.

Rising to the first floor, the main bedroom overlooks the rear garden enjoying far reaching countryside views and benefits from a built in wardrobe. The bedroom is complimented by a tastefully updated ensuite shower room comprising a corner shower cubicle, electric radiator, basin and w.c. The two further double bedrooms are served by a shower room with a corner shower, basin and w.c.

## OUTSIDE

Talbot Courtyard is approached off a small lane into a large courtyard; Number 5 is the middle house on the right hand side as you enter. There is a double garage with an electric up and over door, light and power situated close to the courtyard entrance. The property is approached through attractive metal railings onto a paved path leading to the external porch and front door. There is a lawn to the front flanked by well stocked borders and a side gate to the rear garden. At the rear, is a sunny landscaped garden with an attractive paved terrace perfect for outdoor entertaining which extends the full width of the facade. The garden is mainly laid with artificial grass making it easy to maintain and a curved gravel surround. It is fully enclosed and bordered on all sides by tall close board fencing with a variety of well established shrubs along the rear boundary.

## SITUATION

Iwerne Minster is a highly regarded village with a village

shop / post office and the Talbot Arms pub. It is almost equidistant from Blandford and Shaftesbury along the A350.

Clayesmore School is also in the village and Talbot Courtyard sits adjacent to the school playing fields. Further education, both private and secondary, include Bryanston, Port Regis and Shaftesbury or Blandford Schools.

## DIRECTIONS

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## SERVICES

Mains electricity, drainage and water (metered). Underfloor heating ground floor from air source heat pump. Individual room thermostats.

## MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- B

Managing agents: Talbot Courtyard Management Company Ltd

Currently circa £360 per annum (£30 per month)

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>



