



Symonds
& Sampson

Crossways

Hobgoblin, Iwerne Minster, Blandford Forum, Dorset

Crossways

Hobgoblin
Iwerne Minster
Blandford Forum
Dorset
DT11 8LP

A truly stunning detached bungalow boasting more than 2,400 sq ft of accommodation situated in the heart of a popular village.



- Virtual new build completed 2022
 - Sought-after village location
- Inviting sun room with Bifold doors
 - Off road driveway parking
 - Terraced balcony
 - Wheelchair friendly access
- Fully boarded loft with fitted ladder
- Air source heat pump, underfloor heating, solar panels & recessed LED ceiling lights

Offers in excess of £700,000

Freehold

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



ACCOMMODATION

The bungalow is accessed via the terraced balcony which leads into an impressive kitchen breakfast room. The kitchen incorporates a range of wall and base units with a countertop, steel sink with Quooker tap, electric oven and gas hob with extractor hood, a useful built in larder and spaces for a free standing fridge/freezer and dishwasher. This is complemented by a utility room containing wall and base units, sink and further undercounter space for additional appliances with access out to the side of the property. A study/office can also be found on this side of the bungalow, ideal for those working from home. The generously sized sitting room has been extended by the current owners and the focal point is an eye catching open hearth inglenook fireplace with brick surround. The property also enjoys an inviting sun room fitted with Bifold doors out to the terrace, which is the perfect place to relax.

The three double bedrooms are situated to the rear, with the master bedroom benefitting from a built in wardrobe. This is coupled with a superb ensuite comprising a bath, large corner shower, bidet, basin and traditional high level w.c. The second bedroom is a good sized double with a modern ensuite shower room. The third bedroom is served

by a tasteful shower room, consisting of a corner shower, basin and w.c.

OUTSIDE

On approach to the bungalow is a gravelled driveway with parking for several cars. A path leads to the bungalow entrance via a stylish terraced balcony with the added benefit of free wheel chair access to the side. The property enjoys a low maintenance wrap around garden, laid to lawn at the front and bounded by tall close board fencing offering privacy. There are two useful sheds for storage.

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 5 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.

DIRECTION

what3words///openly.pegged.hulk

SERVICES

Mains electricity, water and drainage. Air source heat pump with underfloor heating throughout and air cooling system in the kitchen, sitting room and bedrooms.

MATERIAL INFORMATION

Dorset Council Tax Band - G

Tel: 01305 211 970

EPC- C

Please note the cabin is not included in the sale.

Ultrafast FTTP broadband throughout, currently with widely used local provider.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Please refer to the government website for more details.
<https://www.gov.uk/check-long-term-flood-risk>



Hobgoblin, Iwerne Minster, Blandford Forum

Approximate Area = 2420 sq ft / 224.8 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
Your energy efficient colour rating code Potential A 83 80 77 74 71 68 65 62 59 56 53 50 47 44 41 38 35 32 29 26 23 20 17 14 11 8 5 2 0 -1 -2 -3 -4 -5 -6 -7 -8 -9 -10 -11 -12 -13 -14 -15 -16 -17 -18 -19 -20 -21 -22 -23 -24 -25 -26 -27 -28 -29 -30 -31 -32 -33 -34 -35 -36 -37 -38 -39 -40 -41 -42 -43 -44 -45 -46 -47 -48 -49 -50 -51 -52 -53 -54 -55 -56 -57 -58 -59 -60 -61 -62 -63 -64 -65 -66 -67 -68 -69 -70 -71 -72 -73 -74 -75 -76 -77 -78 -79 -80 -81 -82 -83 -84 -85 -86 -87 -88 -89 -90 -91 -92 -93 -94 -95 -96 -97 -98 -99 -100 -101 -102 -103 -104 -105 -106 -107 -108 -109 -110 -111 -112 -113 -114 -115 -116 -117 -118 -119 -120 -121 -122 -123 -124 -125 -126 -127 -128 -129 -130 -131 -132 -133 -134 -135 -136 -137 -138 -139 -140 -141 -142 -143 -144 -145 -146 -147 -148 -149 -150 -151 -152 -153 -154 -155 -156 -157 -158 -159 -160 -161 -162 -163 -164 -165 -166 -167 -168 -169 -170 -171 -172 -173 -174 -175 -176 -177 -178 -179 -180 -181 -182 -183 -184 -185 -186 -187 -188 -189 -190 -191 -192 -193 -194 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