Symonds & Sampson

Church Road, Pimperne, Blandford Forum, Dorset

Church Road
Pimperne
Blandford Forum
DT11 8UB

A beautifully and sympathetically renovated character home with a lovely wrap around garden, situated in a popular village with amenities.

3 1 2

- Village location with amenities
- Good sized wrap around garden
- Blending character charm with modern fittings
- Sitting room with wood burner
- Modern kitchen
- Bathroom & cloakroom

Guide Price £450,000

Freehold

Blandford Forum Sales
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ACCOMMODATION

The house is approached by a substantial driveway with parking for several vehicles, the long front garden is laid to lawn. Entry to the property is via a traditional cottage style front door. The dining room is situated to the front of the property overlooking the front garden with an exposed brickwork chimney and wood burner as a focal point. The sitting room enjoys beautiful French doors to the rear garden flooding the room with light and a charming feature fireplace with a wood burner as a focal point. The kitchen is arranged with blue shaker style wall and base units with brass handles, set with a wooden countertop with space for a range style cooker and space for white goods. The ground floor includes a cloakroom comprising of a toilet and basin as well as an under stairs cupboard.

Rising to the first floor, the master bedroom is a good-size double situated to the rear of the property with recesses either side of a chimney breast that would be suitable for built in furniture. The second bedroom is a good-sized bedroom situated accommodating a double bed. The family bathroom blends modern fittings with a traditional style, comprising of a bath with overhead shower, toilet and basin. Leading from the bathroom, is a third bedroom currently arranged as a child's bedroom.

OUTSIDE

The property sits on a generous plot with the garden wrapping around the house. The front garden is laid to lawn and bound by an establishing hedgerow. The rear garden enjoys a patio adjoining the house leading to a further seating area, which is ideal for outside dining. The garden then continues to the side of the property enjoying a sunny southerly aspect.

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 has 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

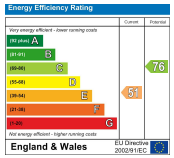
what3words///softly.origins.snooping

SERVICES

Mains electricity ,water and drainage. oil heating.

MATERIAL INFORMATION

AGENTS NOTE - some photographs from 2023.
Dorset Council Tax Band - D
Tel: 01305 211 970
EPC- E
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



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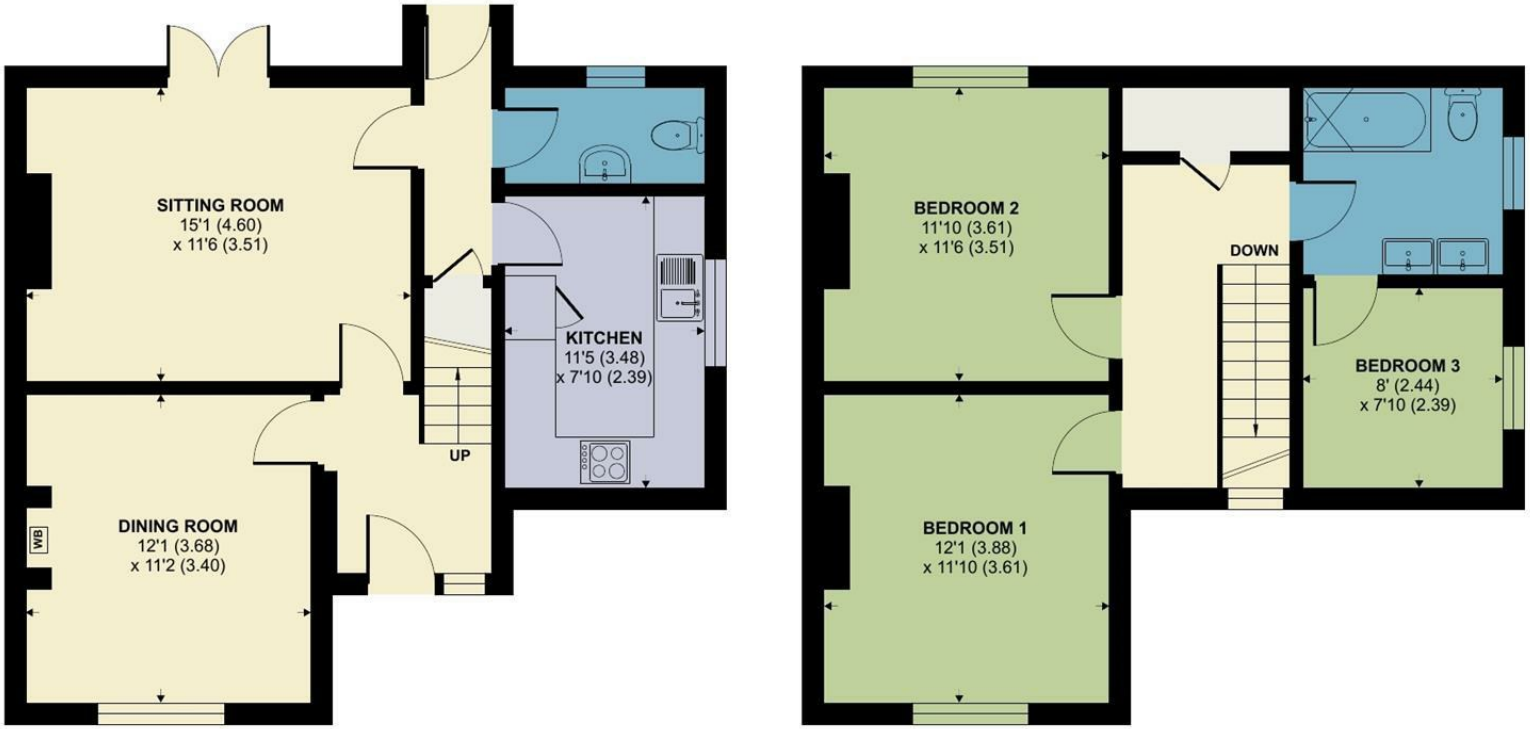
Approximate Area = 1050 sq ft / 97.5 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Symonds & Sampson. REF: 976772

Blandford/DJP/March 2026

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