

Symonds
& Sampson



2 Franwill Gardens
Down Road, Pimperne, Blandford Forum, Dorset

2 Franwill

Down Road
Pimperne
Blandford Forum
Dorset DT11 8UP

A beautifully presented nearly new home with elevated views overlooking the village church, boasting modern accommodation and generous bedrooms.



- Sought after village location
- Elevated position with views
- Under floor heating on ground floor
- Parking with EV charging point
- Solar panels & air source heat pump
- Balance of a new homes warranty

Guide Price £440,000

Freehold

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



ACCOMMODATION

Franwill Gardens is a small and individual development of five properties in the sought after village of Pimperne, which has a wide range of amenities. This particular property has been beautifully constructed of brick and flint befitting a North Dorset village. The storm porch provides some storage and the composite front door opens into the hallway. The heart of the home is the modern kitchen dining room, which enjoys a bay window to the front. The kitchen comprises of a range of wall and base units set with a counter top and includes a range of Neff integrated appliances, there is utility room offering additional storage and space for a washer/dryer. The sitting room is situated to the rear, with wonderful views from the French doors of the church spire and has a southerly aspect, flooding the room with light. Completing the ground floor is a cloakroom and Karndean flooring throughout. The main bedroom is situated to the rear of the property with beautiful views overlooking the village. A generous and light room with a modern ensuite comprising of a shower, basin with vanity unit and illuminating mirror, and a w.c. The second and third bedrooms are good size rooms. The family bathroom comprises of an L shaped bath with overhead shower, basin and w.c. The owner has made several editions during their time at the property including upgraded carpeting, shutters on the ground floor and a battery for the solar panels.

OUTSIDE

There is allocated parking for three cars with an EV charging point at the front of the property. A brick path leads to the main door with a wooden side gate to the rear. The rear garden enjoys a sunny and open aspect with wonderful views of the village church. A stone patio adjoins the house, which is ideal for al-fresco dining. The remainder of the garden is laid to lawn bound by a close board fence and includes a wooden shed.

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://passes/organic/nightfall



SERVICES

Mains electricity, water and drainage. Solar panels. Heat pump air source and electric heating. Mechanical Ventilation with Heat Recovery

MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC- A

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.

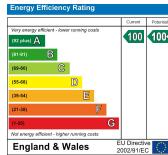
<https://www.gov.uk/check-long-term-flood-risk>



Down Road, Pimperne, Blandford Forum

Approximate Area = 1172 sq ft / 108.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025.
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