



Symonds
& Sampson

2 Berkeley Court

Church Road, Pimperne, Blandford Forum, Dorset

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Church Road
Pimperne
Blandford Forum
Dorset
DT11 8UB

A beautifully presented and deceptively spacious four-bedroom family home set over three floors in the sought after village of Pimperne.



- Motivated vendors
- Desirable village location
 - Open plan living
- Light and airy sitting/dining room
- Spacious accommodation throughout
 - Ensuite to master bedroom
 - Low maintenance garden
- Garage and off-road parking for three cars

Guide Price **£365,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

The property is accessed via an entrance hall serving all principle rooms with stairs to the first floor. This conveniently flows into the heart of the home which is an impressive open plan kitchen/dining room which is perfect for entertaining. The stylish kitchen comprises a range of wall and base units with wooden countertop, integrated appliances including double oven, electric hob with extractor hood over, fridge/freezer, dishwasher and plumbing for washing machine. In addition, there is a fitted island with granite worktop, sink and drainer plus a useful cupboard under the stairs and access to the rear garden. The sitting room is light and airy boasting a large bay window to the front and a feature gas fireplace with marble surround as the focal point. Completing the ground floor, is a cloakroom with basin and w.c.

Rising to the first floor, all the bedrooms are accessed via the spacious landing. The second and third bedrooms are good sized double rooms with wood effect flooring and the fourth bedroom is a single room looking out onto the front. The bedrooms are served by a modern family bathroom comprising of a rolltop bath with overhead shower, basin and w.c. On the third floor is a master bedroom overlooking the rear garden coupled with an ensuite shower room comprising a shower cubicle and basin.

OUTSIDE

The property is approached via a pathway up to the front door. The front garden is mainly laid to lawn with mixed borders and flower beds. The rear garden has a fence surround and consists of mixed borders, outside tap, artificial grass and a patio area perfect for outdoor entertaining, with a path running to the gated rear access. There is a single garage in a block to the rear with up and over door, power and light. There is two spaces in front of the garage and also one allocated space to the front.

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 of Pimperne is blessed with 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///gobblers.wiped.ended

SERVICES

Mains electricity, water, drainage and gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC - D

There is Ultrafast 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>

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



Berkeley Court, Church Road, Pimperne, Blandford Forum

Approximate Area = 1301 sq ft / 120.8 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1448 sq ft / 134.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++ (92-100)	A		
A+ (89-91)	B		
A (86-88)	C		
B+ (83-85)	D		
B (81-82)	E		
B- (79-80)	F		
C+ (76-78)	G		
C (74-75)	H		
C- (71-73)	I		
D (69-70)	J		
D- (67-68)	K		
E (65-66)	L		
F (63-64)	M		
F- (61-62)	N		
G (59-60)	O		
G- (57-58)	P		
H (55-56)	Q		
H- (53-54)	R		
I (51-52)	S		
I- (49-50)	T		
J (47-48)	U		
J- (45-46)	V		
K (43-44)	W		
K- (41-42)	X		
L (39-40)	Y		
L- (37-38)	Z		
M (35-36)	AA		
M- (33-34)	AB		
N (31-32)	AC		
N- (29-30)	AD		
O (27-28)	AE		
O- (25-26)	AF		
P (23-24)	AG		
P- (21-22)	AH		
Q (19-20)	AI		
Q- (17-18)	AJ		
R (15-16)	AK		
R- (13-14)	AL		
S (11-12)	AM		
S- (9-10)	AN		
T (7-8)	AO		
T- (5-6)	AP		
U (3-4)	AQ		
U- (1-2)	AR		
V (0-1)	AS		
V- (-1-0)	AT		
W (-2-1)	AW		
W- (-3-0)	AX		
X (-4-1)	AY		
X- (-5-2)	AZ		
Y (-6-3)	BA		
Y- (-7-4)	BB		
Z (-8-5)	BC		
Z- (-9-6)	BD		
AA (-10-7)	BE		
AA- (-11-8)	BF		
AB (-12-9)	BG		
AB- (-13-10)	BH		
AC (-14-11)	BI		
AC- (-15-12)	BJ		
AD (-16-13)	BK		
AD- (-17-14)	BL		
AE (-18-15)	BM		
AE- (-19-16)	BN		
AF (-20-17)	BO		
AF- (-21-18)	BP		
AG (-22-19)	BQ		
AG- (-23-20)	BR		
AH (-24-21)	BS		
AH- (-25-22)	BT		
AI (-26-23)	BU		
AI- (-27-24)	BV		
AJ (-28-25)	BW		
AJ- (-29-26)	BX		
AK (-30-27)	BY		
AK- (-31-28)	BZ		
AL (-32-29)	CA		
AL- (-33-30)	CB		
AM (-34-31)	CC		
AM- (-35-32)	CD		
AN (-36-33)	CE		
AN- (-37-34)	CF		
AO (-38-35)	CG		
AO- (-39-36)	CH		
AP (-40-37)	CI		
AP- (-41-38)	CJ		
AQ (-42-39)	CK		
AQ- (-43-40)	CL		
AR (-44-41)	CM		
AR- (-45-42)	CN		
AS (-46-43)	CO		
AS- (-47-44)	CP		
AT (-48-45)	CQ		
AT- (-49-46)	CR		
AU (-50-47)	CS		
AU- (-51-48)	CT		
AV (-52-49)	CU		
AV- (-53-50)	CV		
AW (-54-51)	CW		
AW- (-55-52)	CX		
AX (-56-53)	CY		
AX- (-57-54)	CZ		
AY (-58-55)	DA		
AY- (-59-56)	DB		
AZ (-60-57)	DC		
AZ- (-61-58)	DD		
BA (-62-59)	DE		
BA- (-63-60)	DF		
BB (-64-61)	DG		
BB- (-65-62)	DH		
BC (-66-63)	DI		
BC- (-67-64)	DJ		
BD (-68-65)	DK		
BD- (-69-66)	DL		
BE (-70-67)	DM		
BE- (-71-68)	DN		
BF (-72-69)	DO		
BF- (-73-70)	DP		
BG (-74-71)	DQ		
BG- (-75-72)	DR		
BH (-76-73)	DS		
BH- (-77-74)	DT		
BI (-78-75)	DU		
BI- (-79-76)	DV		
BJ (-80-77)	DW		
BJ- (-81-78)	DX		
BK (-82-79)	DY		
BK- (-83-80)	DZ		
BL (-84-81)	EA		
BL- (-85-82)	EB		
BM (-86-83)	EC		
BM- (-87-84)	ED		
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BN- (-89-86)	EF		
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BO- (-91-88)	EH		
BP (-92-89)	EI		
BP- (-93-90)	EJ		
BQ (-94-91)	EK		
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BR (-96-93)	EM		
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BW (-106-103)	EW		
BW- (-107-104)	EX		
BX (-108-105)	EY		
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BY (-110-107)	FA		
BY- (-111-108)	FB		
BZ (-112-109)	FC		
BZ- (-113-110)	FD		
CA (-114-111)	FE		
CA- (-115-112)	FF		
CB (-116-113)	FG		
CB- (-117-114)	FH		
CC (-118-115)	FI		
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CD (-120-117)	FK		
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CF- (-125-122)	FP		
CG (-126-123)	FQ		
CG- (-127-124)	FR		
CH (-128-125)	FS		
CH- (-129-126)	FT		
CI (-130-127)	FU		
CI- (-131-128)	FV		
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CJ- (-133-130)	FX		
CK (-134-131)	FY		
CK- (-135-132)	FZ		
CL (-136-133)	GA		
CL- (-137-134)	GB		
CM (-138-135)	GC		
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CN (-140-137)	GE		
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CO (-142-139)	GG		
CO- (-143-140)	GH		
CP (-144-141)	GI		
CP- (-145-142)	GJ		
CQ (-146-143)	GK		
CQ- (-147-144)	GL		
CR (-148-145)	GM		
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CS (-150-147)	GO		
CS- (-151-148)	GP		
CT (-152-149)	GQ		
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CY (-162-159)	HA		
CY- (-163-160)	HB		
CZ (-164-161)	HC		
CZ- (-165-162)	HD		
DA (-166-163)	HE		
DA- (-167-164)	HF		
DB (-168-165)	HG		
DB- (-169-166)	HH		
DC (-170-167)	HI		
DC- (-171-168)	HJ		
DD (-172-169)	HK		
DD- (-173-170)	HL		
DE (-174-171)	HM		
DE- (-175-172)	HN		
DF (-176-173)	HO		
DF- (-177-174)	HP		
DG (-178-175)	HQ		
DG- (-179-176)	HR		
DH (-180-177)	HS		
DH- (-181-178)	HT		
DI (-182-179)	HU		
DI- (-183-180)	HV		
DJ (-184-181)	HW		
DJ- (-185-182)	HX		
DK (-186-183)	HY		
DK- (-187-184)	HZ		
DL (-188-185)	IA		
DL- (-189-186)	IB		
DM (-190-187)	IC		
DM- (-191-188)	ID		
DN (-192-189)	IE		
DN- (-193-190)	IF		
DO (-194-191)	IG		
DO- (-195-192)	IH		
DP (-196-193)	II		
DP- (-197-194)	IJ		
DQ (-198-195)	IK		
DQ- (-199-196)	IL		
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DU (-206-203)	IS		
DU- (-207-204)	IT		
DV (-208-205)	IU		
DV- (-209-206)	IV		
DW (-210-207)	IW		
DW- (-211-208)	IX		
DX (-212-209)	IY		
DX- (-213-210)	IZ		
DY (-214-211)	JA		
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EA (-218-215)	JE		
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EB (-220-217)	JG		
EB- (-221-218)	JH		
EC (-222-219)	JI		
EC- (-223-220)	JJ		
ED (-224-221)	JK		
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EF (-228-225)	JO		
EF- (-229-226)	JP		
EG (-230-227)	JQ		
EG- (-231-228)	JR		
EH (-232-229)	JS		
EH- (-233-230)	JT		
EI (-234-231)	JU		
EI- (-235-232)	JV		
EJ (-236-233)	JW		
EJ- (-237-234)	JX		
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EQ- (-251-248)	KL		
ER (-252-249)	KM		
ER- (-253-250)	KN		
ES (-254-251)	KO		
ES- (-255-252)	KP		
ET (-256-253)	KQ		
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EU (-258-255)	KS		
EU- (-259-256)	KT		
EV (-260-257)	KU		
EV- (-261-258)	KV		
EW (-262-259)	KW		
EW- (-263-260)	KX		
EX (-264-261)	KY		
EX- (-265-262)	KZ		
EY (-266-263)	LA		
EY- (-267-264)	LB		
EZ (-268-265)	LC		
EZ- (-269-266)	LD		
FA (-270-267)	LE		
FA- (-271-268)	LF		
FB (-272-269)	LG		
FB- (-273-270)	LH		
FC (-274-271)	LI		
FC- (-275-272)	LJ		
FD (-276-273)	LK		
FD- (-277-274)	LL		
FE (-278-275)	LM		
FE- (-279-276)	LN		
FF (-280-277)	LO		
FF- (-281-278)	LP		
FG (-282-279)	LQ		
FG- (-283-280)	LR		
FH (-284-281)	LS		
FH- (-285-282)	LT		
FI (-286-283)	LU		
FI- (-287-284)	LV		
FJ (-288-285)	LU		
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FK (-290-287)	LU		
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FM (-294-291)	LU		
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FP (-300-297)	LU		
FP- (-301-298)	LV		
FQ (-302-299)	LU		
FQ- (-303-300)	LV		
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FT (-308-305)	LU		
FT- (-309-306)	LV		
FU (-310-307)	LU		
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FV (-312-309)	LU		
FV- (-313-310)	LV		