



The Paddocks, Iwerne Minster, Blandford Forum, Dorset

8 The Paddocks
Iwerne Minster
Blandford Forum
DT11 8PJ

A spacious family home situated in a cul de sac location,
close to village amenities with a sunny rear garden.



- Close to village amenities
- Spacious accommodation
 - Colourful rear garden
- Scope for alteration/extension
 - Study/home office
 - Double integral garage



Guide Price £490,000
Freehold

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



ACCOMMODATION

A spacious hall leads to the triple aspect lounge with French doors overlooking the colourful rear garden. The focal point of this large room is the period style open fireplace. The kitchen has an extensive range of oak effect fronted base and wall units. A free-standing cooker is included. A door leads to the large utility room with space for fridge, washing machine and tumble drier (not included). Two further doors lead to the integral double garage and the garden. The dining room and study overlook the rear garden. There is also a downstairs cloakroom.

Stairs lead to a large light and airy galleried landing with a front aspect window with views of the front garden and glimpses of the village church and surrounding countryside. The master bedroom is a generous space with ample floor area to create an ensuite shower room. There are three further double bedrooms. The family bathroom has a large shower cubicle, basin and w.c. There is scope to add a bath. There is also a large double doored airing cupboard.

OUTSIDE

The property is approached via a shared drive leading to a driveway with parking for several vehicles with access to

the double garage. The front garden is partially laid to lawn with a well-stocked border. The rear garden enjoys a sunny aspect, boasting a generous patio adjoining the house which is ideal for outside dining. The remainder of the garden is laid to lawn with varied and established flower beds interspersed with trees and bushes. Included is a brick built garden shed.

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 7 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.

DIRECTIONS

what3words///amazed.torched.lunge

SERVICES

Mains electric, water and drainage. Oil fired central heating.

MATERIAL INFORMATION

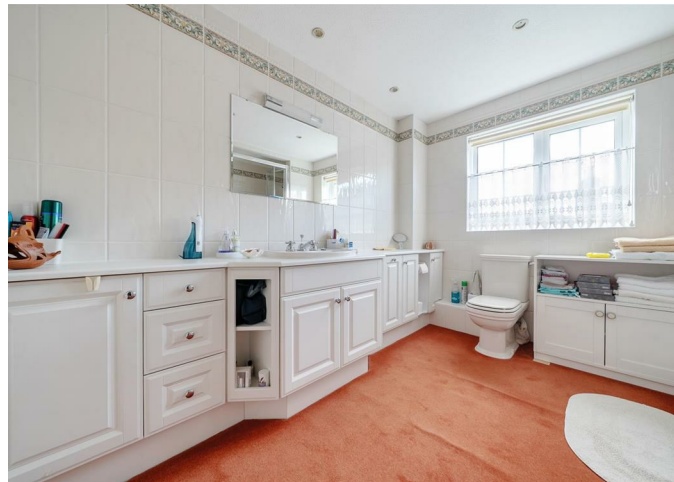
Dorset Council Tax Band - F

Tel: 01305 211 970

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| The energy efficiency class (letter rating) shows how energy efficient a property is. | | | |
| Very energy efficient (class A) | A | | |
| Energy efficient (class B) | B | | |
| Decent (class C) | C | | |
| Decent (class D) | D | | |
| Decent (class E) | E | | |
| Decent (class F) | F | | |
| Decent (class G) | G | | |
| For more information on energy ratings visit www.gov.uk/government/guidance/energy-ratings | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Iwerne Minster, Blandford Forum

Approximate Area = 1622 sq ft / 150.6 sq m
 Garage = 290 sq ft / 26.9 sq m
 Outbuilding = 57 sq ft / 5.2 sq m
 Total = 1969 sq ft / 182.7 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1301483



Blandford/DJP/June 2025

Revised Feb 2026

Drawn April 2024



01258 452670

blandford@symondsandsampson.co.uk
 Symonds & Sampson LLP
 7, Market Place,
 Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT