

Symonds
& Sampson



Patch Cottage

Tower Hill, Iwerne Minster, Blandford Forum, Dorset

Patch Cottage

Tower Hill
Iwerne Minster
Blandford Forum
Dorset
DT11 8NJ



- Village location
- Close to amenities
- Beautiful views of surrounding countryside
 - Sunny & colourful rear garden
 - Spacious & versatile accommodation
- One bedroom annexe ideal for multi generations or holiday lettings

Guide Price £925,000

Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

Patch Cottage is a spacious and versatile home situated in the heart of a sought after village with good amenities. A wonderful sunny rear garden with elevated views overlooking the village and surrounding countryside. From the moment you walk in there is a light and bright feel throughout the main dwelling. The sitting room overlooks the beautiful garden with views from the bay window and French doors. The room includes modern beams and a wood burner set upon a dark stone hearth. The modern kitchen breakfast room comprises of cream wall and base units set with a quartz counter top. Included is a range of integrated appliances, a Range style freestanding cooker, microwave oven, dishwasher and space for an American style fridge freezer. A boot room provides access to the garden together with the utility room (which connects to the annexe), a cloakroom, integral double garage. Completing the ground is the formal dining room which is light and airy room and a further boot room and cloakroom.

A glazed and wooden staircase, leads to the statement mezzanine with a bespoke floor to ceiling window that offers far reaching and everchanging views of the garden, village and surrounding countryside. Currently arranged as a seating area but could be an office or additional reception room. The dual aspect main bedroom is a generous room with views of the village church spire. Included is built in storage and an ensuite shower room. The second bedroom enjoys a dual aspect, the third bedroom is currently arranged as a dressing room but would accommodate a double bed. The family bathroom has a separate shower.





ANNEXE

The annexe is interlinked with the main dwelling and is a 19th century cobb cottage with many character features including a brick fireplace with wood burner and beams. The annexe has its own separate entrance and is connected to the main house via a utility room, which could be repurposed as a kitchenette. The heart of the annexe is a cottage style sitting room with a feature fireplace. The bedroom is a nice size with views of the garden and village, currently arranged with a double bed and includes an ensuite shower room. The annexe would be very useful for multi generation buyers or those considering holiday lettings.



OUTSIDE

The property is unassuming from the front elevation with a tarmac driveway providing access to the double integral garage and offering parking for several vehicles with large wooden gates affording privacy to the rear garden which is a particular feature having an elevated position with wonderful views overlooking the village including the church spire and surrounding countryside and farmland, an interesting and ever changing panorama. The garden is arranged in a variety of settings whilst enjoying a southerly aspect, bathing the plot with light and warmth. A large patio adjoins the main dwelling and continues to wrap

around leading to a feature patio with a fish pond. The garden is tiered with the section closest to the house laid to lawn bound by colourful flower beds and borders. A pathway and steps leads to the a lower section where you are greeted by a wildlife pond overlooked by a further patio with a charming summer house. Continuing to the working garden which is nicely screened, comprising of raised beds for growing fruit and vegetables, included is a fruit cage, greenhouse and two garden sheds.

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.

DIRECTIONS

what3words///audit.intriged.spoons.

SERVICES

Mains electric, water and drainage. Oil fired central heating and woodburners. EV charger.

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- D

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>

Dark sky area

Photographs – May 2026 © Symonds & Sampson

Tower Hill, Iwerne Minster, Blandford Forum

Approximate Area = 2318 sq ft / 215.3 sq m

Garage = 355 sq ft / 33 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Annexe = 423 sq ft / 39.3 sq m

Total = 3244 sq ft / 301.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Target
Very energy efficient (lower ranking scale)	A		
Energy efficient	B		
Decent	C	62	69
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Extremely energy inefficient	G		
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1450029



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