Symonds & Sampson

Corner Cottage

Watery Lane, Iwerne Minster, Blandford Forum, Dorset

Corner Cottage

Watery Lane
Iwerne Minster
Blandford Forum
DT11 8NB

A deceptively spacious and well proportioned three-bedroom detached home situated in the heart of this extremely popular residential village, offered to the market with no forward chain.

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- No onward chain
- Delightful sitting room with feature brick built fireplace
- Bespoke hand crafted kitchen/dining room
- Inviting sun room with underfloor heating
- Detached double garage and ample driveway parking
- Well established private rear garden
- Sought-after village location

Guide Price **£625,000**

Freehold

Blandford Forum Sales
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THE PROPERTY

Corner Cottage was constructed in 2007, offering well proportioned and versatile living accommodation which has been finished to an incredibly high standard. Set in the heart of this idyllic Dorset village, the modern home blends character features creating a truly cottage feel. Traditionally constructed of brick elevations under a pitched tiled roof, the property benefits from underfloor heating to both floors and timber framed double glazed windows throughout.

The property is accessed via a covered entrance porch, opening into a spacious entrance hall boasting an oak staircase and leads to the principle rooms. The kitchen/dining room is comprehensively fitted with bespoke handcrafted wall and base units and benefits from integrated appliances such as fridge/freezer, dishwasher and space for a Rangemaster. The kitchen features a stunning Indian stone floor, character features and patio doors to the garden terrace. This conveniently flows into a utility room comprising of a range of base units with space and plumbing for a washing machine and tumble dryer plus side access to the driveway. The heart of the home is the delightful triple aspect sitting room which is the perfect place to relax, featuring an eye catching brick built fireplace with inset wood burner as a focal point. The room has engineered oak flooring and doors open onto the patio offering a beautiful outlook over the rear garden. This leads into a stylish garden room benefitting from a solid roof and underfloor heating, giving usage all year round along with two sets of double doors providing access to the garden.

Completing the ground floor is a cloakroom.

The main bedroom is a spacious dual aspect room with far reaching views across the village to the hills in the distance. The room benefits from a built in wardrobe and ensuite shower room comprising of a corner shower cubicle, wash hand basin and w.c. The second and third bedrooms are generous sizes with the larger also benefitting from a built in storage cupboard. The bedrooms are served by a family bathroom consisting of a panel enclosed bath with glass screen, heated towel rail, basin & w.c.

OUTSIDE

The property is approached via a traditional timber five-bar gate leading to a sweeping gravelled driveway providing ample off-road parking for several vehicles. Alongside the property is a detached double garage benefitting from power and light with a pair of wooden timber doors to the front. Set amongst established greenery and surrounded by attractive period properties, the approach creates a wonderful first impression and a strong sense of privacy and tranquillity. The rear garden is a particular feature of the property, offering a private and well established outdoor space with an abundance of mature planting including trees, shrubs and ornamental grasses. Immediately to the rear of the house is a covered Loggia which leads onto a large paved patio providing an excellent area for al-fresco dining and entertaining, while gravelled pathways meander through the garden to further secluded areas. The garden also enjoys a hardwood greenhouse, outside tap and side access via a secure timber gate to the driveway.

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///cabin.maker.unframed

SERVICES

Mains electricity, water and drainage. Oil fired heating.
Underfloor heating throughout

MATERIAL INFORMATION

Dorset Council Tax Band - E
Tel: 01305 211 970
EPC- C
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
Photographs – August 2026 © Symonds & Sampson

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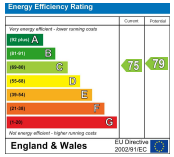
Approximate Area = 1643 sq ft / 152.6 sq m
Limited Use Area(s) = 55 sq ft / 5.1 sq m
Garage = 273 sq ft / 25.3 sq m
Total = 1971 sq ft / 183 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1510363

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