



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 £500,000
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 (energy rating) is based on the energy performance certificate (EPC) for the property.			
Very energy efficient (lowest energy costs)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Poor	G		
For more information on energy ratings, visit www.gov.uk/government/topics/energy-ratings			
England & Wales		EU Directive 2002/91/EC	



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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



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01258 452670

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



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