

Symonds  
& Sampson



Rolfs

Tower Hill, Iwerne Minster, Blandford Forum, Dorset

# Rolfs

Tower Hill  
Iwerne Minster  
Blandford Forum  
DT11 8NQ



- Beautifully renovated throughout
- New internal doors, architraves & skirting boards
- New windows installed in 2024 with 10 year warranty
  - Resurfaced driveway
  - Fitted blinds
- Outside ratan furniture & cantilever parasol included
  - Garden sheds & log store
- New carpet and flooring throughout

Offers In Excess Of **£400,000**

Freehold

Blandford Forum Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)



## ACCOMMODATION

A beautifully renovated bungalow situated along a private road enjoying an elevated position with outstanding views of surrounding countryside. Previously a three bedroom dwelling now arranged as a very generous two bedroom, but could be reverted. The heart of the home is the spacious and flowing sitting dining room with French doors flooding the room with light and leading to the wraparound decking and a feature wood burner as a focal point to the room. The kitchen has been completely renovated with replastered walls and ceilings, underfloor heating and arranged with light green wall and base units with a marble effect counter top and breakfast bar, the room is finished with tasteful white metro tiling. Included is a range of integrated appliances comprising of dishwasher, two electric fan ovens, induction hob with extractor over, with space for an American style fridge freezer. A glazed door leads to the utility room with built in storage cupboard and space for white goods and a door to the rear garden.

The dual aspect and light master bedroom is situated to the front of the property with wonderful elevated countryside views. A spacious room with a walk in wardrobe. The second bedroom is a good size room with a generous built in wardrobe. The recently renovated family bathroom comprising of a white suite of a deep bath with hand held shower, w.c. and basin, with blue vanity units and

matching tiling. The fully tiled shower room includes a good size double shower , w.c and hand basin.

## OUTSIDE

The property is approached by a tarmac driveway with parking for several vehicles and a shed. The front garden is laid with wood chippings and interspersed with established plants. A generous deck wraps around the front and side of the bungalow enjoying wonderful views of the rolling countryside with included outside furniture for al fresco dining. The garden continues to the rear and would make an ideal vegetable patch or mixed shrubs and herbaceous borders as originally intended. The garden is bound in part by an established hedgerow and new fencing with a colourful border of establishing plants. Overall the garden enjoys a good degree of privacy.

## 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///bagpipes.imply.defended

## SERVICES

Mains electricity, water and drainage. Electric radiators with fitted automatic timers. Underfloor heating in kitchen

## MATERIAL INFORMATION

Dorset Council Tax Band - D

Tel: 01305 211 970

EPC - E

Please refer to the websites below for more information

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

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

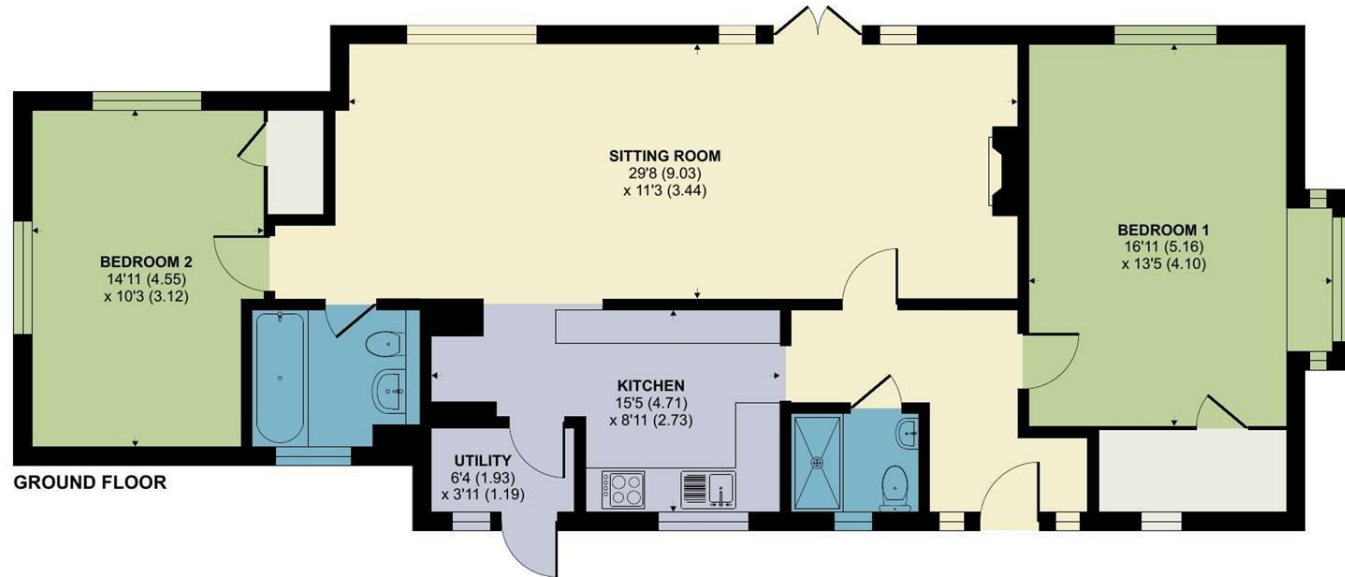


Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
Band	Score		
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Energy efficiency is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales		EU Directive 2002/91/EC	

# Iwerne Minster, Blandford Forum

Approximate Area = 1073 sq ft / 99.6 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). © ntechcom 2025. Produced for Symonds & Sampson. REF: 1350809



Blandford/DJP/Sept 2025 Revised Oct 2025  
 Revised March 2026  
 Revised 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**