

Symonds & Sampson

May Cottage

Watery Lane, Iwerne Minster, Blandford Forum, Dorset

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Watery Lane
Iwerne Minster
Blandford Forum
Dorset
DT11 8NB

A quintessential English countryside cottage which has been sympathetically updated and extended, nestled in the heart of this sought-after village.

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- Desirable village location
- Tastefully updated kitchen/breakfast room
- Extended sitting/dining room with Bi-fold doors
- Modernised bathrooms
- Beautiful wrap around low maintenance garden
- Brick-built outbuilding/garage

Guide Price £570,000
Freehold

Blandford Forum Sales
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THE PROPERTY

May Cottage is a charming traditional English thatched cottage which sits in the heart of the village of Iwerne Minster, in a conservation area just off The Chalk. It dates from the eighteenth century and has been sympathetically updated to a very high standard by the current owner.

Upon entry is a welcoming entrance hall leading to the principal rooms with stairs rising to the first floor. The tastefully updated kitchen / breakfast room blends modern fittings with a country style. The well-equipped kitchen comprises of large navy-blue shaker-style wall and base units with a wooden countertop, a traditional Aga sits centrally beneath a rustic wooden mantel and the room boasts a natural stone floor throughout. The kitchen also benefits from integrated appliances including a fridge/freezer and dishwasher. The wider dining area is a great entertaining space and enjoys doors opening onto the patio. The heart of the home is a cosy, characterful country-style sitting room which is the perfect place for relaxation and features a multi-fuel burner with stone surround creating a focal point. This flows seamlessly into an extended open-plan dining room featuring exposed timber beams and Bi-fold doors opening on to the terrace making the room feel connected with the garden. Completing the ground floor is a third bedroom or useful study benefitting from built-in cupboards, ideal for those working from home which is served by a modern shower room.

Rising to the first floor, the main bedroom is a double room with built in cupboard space and a decorative fireplace overlooking the rear of the property. The second bedroom is a generously sized double room with a built-in wardrobe. The bedrooms are served by a beautifully presented bathroom, featuring a freestanding roll-top bath, separate walk-in shower with glass enclosure, wash hand basin and w.c.

OUTSIDE

A truly beautiful and thoughtfully landscaped rear garden, offering an exceptional blend of lush planting, attractive paved seating areas and well-maintained lawns. The generous paved terrace provides an ideal setting for outdoor entertaining and al fresco dining, with multiple seating areas positioned amongst established planting and mature hedging, creating a wonderfully private and secluded atmosphere. A charming central raised bed, planted with fragrant lavender and surrounded by mature shrubs and ornamental trees, provides an attractive focal point, while the manicured lawns offer a lovely area of open garden. The garden also benefits from side access and a delightful detached brick-built outbuilding (garage) with power and light, providing useful additional storage. To the front, is a low maintenance stone paved area surrounded by neatly trimmed hedging offering a degree of privacy with a pathway leading directly to the front door.

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///scrambles.usage.mushroom

SERVICES

Mains electric, water & drainage. Oil heating.

MATERIAL INFORMATION

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

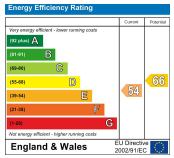






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Approximate Area = 1327 sq ft / 123.2 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 1459 sq ft / 135.4 sq m
For identification only - Not to scale





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: 1525756

Blandford/RB/September 2026
Revised October 2026

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