

Symonds
& Sampson

Manor Farm Close, Pimperne, Blandford Forum, Dorset

7a Manor Farm Close
Pimperne
Blandford Forum
DT11 8XL

A unique detached upside down home with a generous and varied garden enjoying an elevated position with views.



- A beautifully presented home built by Wyatt Homes
 - Situated in a quiet cul de sac
- A colourful and pretty garden with views across the village
 - Open plan living
 - Jack & Jill bathroom
 - Allocated parking
- New boiler installed May 2025 with 10 year warranty

Offers In Excess of £375,000

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

The heart of the home is the open plan living accommodation on the first floor. Enjoying direct access to the garden and a feature vaulted ceiling with wooden beams. The kitchen area comprises of a range of wall and base units set with a wood effect counter top and a ceramic sink, together with a range of integrated appliances including a dishwasher, fridge freezer, double oven with hob and a washing machine. The room is currently arranged with a dining suite and sofas, which creates a welcoming and informal feel.

The bedrooms are situated on the ground floor, both would accommodate double beds with space for freestanding furniture. The well appointed Jack and Jill bathroom, comprising of a white suite of bath, separate shower, basin and w.c.

OUTSIDE

The property has a deceptive and generous plot not easily evident from the front elevation. Steps lead to a courtyard garden adjoining the dwelling which is ideal for al-fresco dining and is bound by a brick retaining wall. A further set of steps lead to a gravelled terrace providing a further outside

dining area that enjoys a fair degree of privacy with established planting. The garden continues and widens to the bottom boundary, mainly laid to lawn with wonderful views of the village and Church interspersed with colourful flower beds and shrubs.

The property includes allocated parking and a storage area set behind gates.

SITUATION

Pimperne is situated within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, two miles outside of the Georgian town of Blandford Forum with further amenities including supermarkets, independent shops, twice weekly market, cafes and pubs. At the heart of the village lies a Conservation Area of special historic interest. The village of Pimperne is blessed with a great community spirit. A primary school and church and numerous clubs and associations within the village along with a pub. There is also a very active Sports Society, including a village cricket team and football squad, and a well-used sports field.

DIRECTIONS

what3words///flocking.moves.number

SERVICES

Mains electric, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

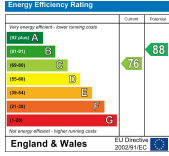
There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website.

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

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

Access is via a private driveway, shared costs with neighbouring properties when maintenance arises.





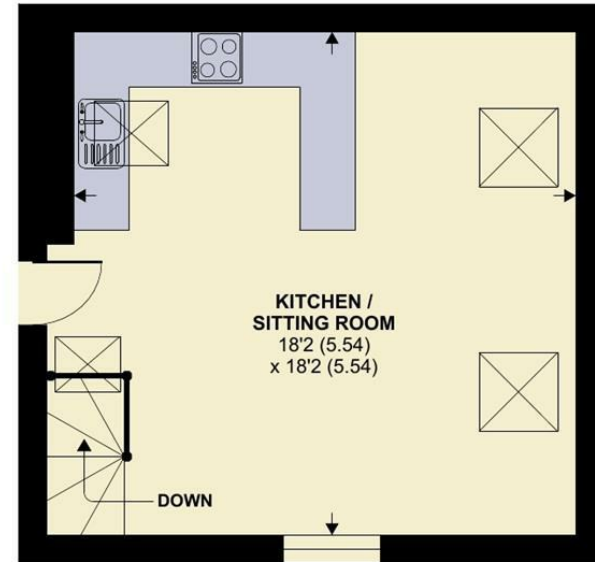
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Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1301484



Blandford/DJP/June 2025



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