

RECTORY COTTAGE

PIMPERNE, BLANDFORD FORUM, DORSET

JACKSON-STOPS

RECTORY COTTAGE
CHURCH ROAD, PIMPERNE, BLANDFORD FORUM, DORSET

A HUGELY APPEALING AND WELL REFURBISHED VICTORIAN COTTAGE WITH A LOVELY MATURE GARDEN.









DISTANCES

BLANDFORD FORUM 2.5 MILES

SHAFTESBURY 11 MILES

WIMBORNE 11 MILES

DORCHESTER 19 MILES

POOLE 16 MILES

SALISBURY (STATION) 20 MILES

(ALL DISTANCES ARE APPROXIMATE)

KEY FEATURES

- Popular village setting opposite the church
- Handsome brick and flint Victorian cottage (not listed)
- Well presented accommodation (circ. 1,800 sq ft)
- Large kitchen/breakfast room and rear hall
- Two reception rooms and a small study/office
- Three bedrooms and bathroom (separate shower)
- Outbuildings with potential
- Beautiful mature garden

DESCRIPTION

Built in the attractive local vernacular with banded brick and flint elevations under a clay tiled roof this charming Victorian cottage is nicely situated in the centre of the village, opposite the Church. Rectory Cottage was comprehensively refurbished about 12 years ago when the kitchen wing and outbuildings were largely rebuilt, and since then the property has been extremely well maintained. The simply but attractively presented accommodation extends to around 1,800 sq/ft. The cottage faces the street and the day to day entrance is from the courtyard at the back where a welcoming hall opens directly into a beautifully appointed kitchen/breakfast room. To the front, in the older part of the property there is a drawing room with open fireplace and a dining room, and off the kitchen there are two unfinished utility or reception areas that have

potential to be converted into a ground floor bedroom suite and office. A small study/office and cloakroom complete the ground floor and upstairs there are three bedrooms and a bathroom with a separate shower. Rectory Cottage has the advantage of not being listed, so as well as a new kitchen and bathrooms, a new heating system and re-wiring, refurbishment also included installation of new hardwood double glazed windows. It also has the bonus of mains gas and drainage (so no septic tank), and all of these benefits combine to make this handsome period cottage surprisingly efficient and easy to manage.

OUTSIDE

Set well back from the village street behind park railings and a neat frontage the cottage is now approached from the side over a gravel drive which leads through double gates into a wide courtyard giving access to the main entrance and outbuildings. Beyond the courtyard steps lead up to a beautifully kept mature garden that was a source of immense pleasure for the previous owner, who created a wonderful display of colourful roses. The garden is private and offers a mix of sunny and shady areas throughout the day.

SITUATION

A couple of miles northeast of Blandford Forum, Pimperne is a popular and thriving village with a successful primary school, a busy village hall, R.Lukins gym and a popular pub (The Anvil). For everyday shops and services, it is only a short drive into Blandford with its historic Georgian market square and variety of amenities including an M&S food hall, Lidl and Tesco superstores, doctors and dentists etc. Communication links around the village are good and the easy drive to Poole, Bournemouth and Ferndown make it a convenient location for people who work in those areas. Quick access on to the A31 provides an easy link with the M27 for Southampton and Portsmouth, and the M3 on to London. The A303/M3 via Salisbury is an alternative route to London and Salisbury is the most convenient train station (London Waterloo from 1½ hours). Pimperne is situated on the edge of a National Landscape Area (the old Cranborne Chase and West Wiltshire Downs AONB) and a brisk walk will take you out into the rolling countryside that this part of Dorset is known for. There are lots of good opportunities for sport and recreation with numerous golf courses and plenty of sport clubs in nearby and around Blandford, and in about half and hours drive you can be enjoying water sports and boating in Poole Harbour and Studland Bay or walking along Dorset's renowned Jurassic coastline.













RECTORY COTTAGE
CHURCH ROAD, PIMPERNE, BLANDFORD FORUM, DORSET DT11 8UB

TOTAL APPROX. FLOOR AREA 2070 SQ FT / 192.3 SQ M

PROPERTY INFORMATION

Tenure: Freehold.

Services: All mains services available. Gas fired heating.

Broadband and Mobile: Good broadband (FFTC available) and moderate mobile coverage.

Covenants and Easements: Please seek specific advice from a solicitor.

Local Authorities: Dorset Council. 01305 221000. www.dorsetcouncil.gov.uk

Council Tax: Band E. Charge for 2026/27 - £3,260.18

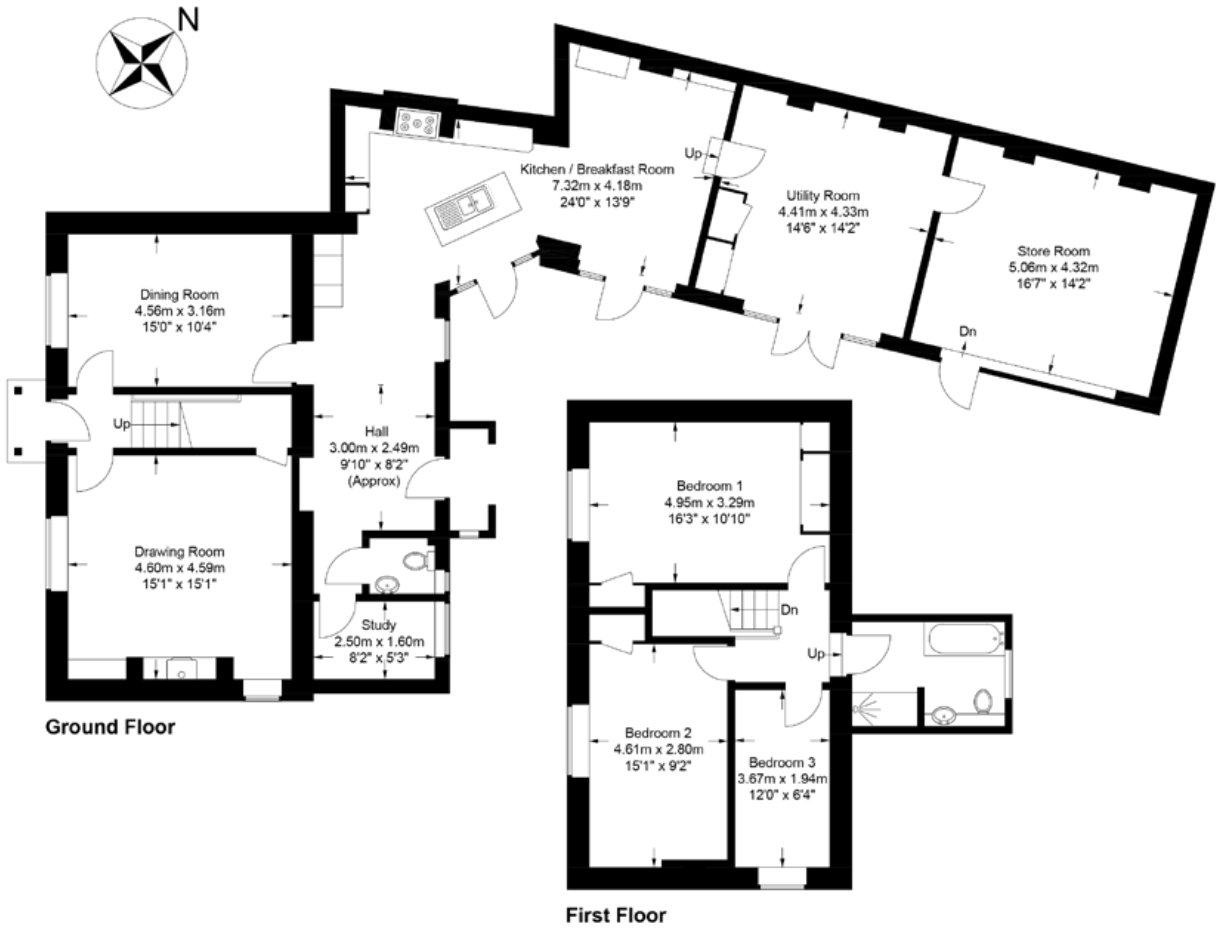
EPC: Current Band C

DIRECTIONS

For Sat Nav use DT11 8UB or What3Words surcharge.lake.vote

Leave Blandford Forum heading north on the A354 towards Salisbury and Pimperne is the first village you will come to. As you come down the hill into the village take the second left turn into Church Road. Go round the right hand bend, past the right turn into Anvil Road and the property will come up on the right just before the memorial and church on the left.

Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423 002



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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