



Little Tredington

Church Road, Pimperne, Blandford Forum, Dorset

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A wonderful period family home set in 1.31 acres with large garden studio, tennis court and delightful mature gardens

A most attractive detached property set in delightful mature gardens and offering generously proportioned accommodation over two floors, which sensitively combines a wealth of period features with modern amenities. Little Tredington is located in the heart of a sought-after village, near to local and town centre amenities and the A road network.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



3,670 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Little Tredington offers 3,670 sq ft of light-filled and flexible accommodation with period features including large sash and casement windows, high ceilings and original fireplaces.

The accommodation flows from a welcoming split-level reception hall with a useful cloakroom and stairs to the first floor. It includes a drawing room with a large bay window and feature open fireplace, together with interconnecting dining and study/snug rooms — the former showcasing unique bespoke décor and the latter also featuring an open fireplace.

Further accommodation includes an L-shaped kitchen/dining room with exposed wooden flooring throughout, enlarged by the current owners. The kitchen offers window seating, a range of modern wall and base units, a central island, complementary worktops, a Rayburn (currently not in use), modern integrated appliances and a door to a fitted utility room. The kitchen opens into a dining area with space for a sizeable table, access to the rear terrace and a

neighbouring boot room with a second cloakroom, stairs to the first floor and doors to the garden and utility room.

The main staircase leads to a sun room overlooking the rear garden, as well as a principal bedroom with a fireplace, built-in storage and a useful sink. There are three further well-proportioned bedrooms, one with Jack and Jill access to a family bathroom and another currently configured as an office, along with an additional family bathroom and a separate family shower room. The staircase from the boot room leads to a further family bathroom and the property's remaining double bedroom.







Outside

Little Tredington is approached through automated double gates and over a combined tarmac and gravelled driveway which leads to the house and turning circle. The driveway also extends around the front of the house and provides access to the courtyard where stands the studio, garaging and outbuildings.

Studio and outbuildings

There is a spacious vaulted studio which presents a buyers with a multitude of uses, but currently used as an art studio. Attached are wine and log stores and further storage. The well-maintained rear garden is laid mainly to lawn bordered by well-stocked flower and shrub beds. It features numerous seating areas, a summer house, lawn tennis court and part-covered paved terrace, ideal for entertaining and al fresco dining. It extends into a paddock with specimen trees and wild planting, and a small hand gate leads out to a footpath which leads to the village and countryside walks beyond.

Location

Nestled within glorious North Dorset countryside and located in the Cranborne Chase National Landscape, the village of Pimperne offers a church, village hall, shop, pub, primary school and sports field.

The nearby Georgian market town of Blandford Forum offers more comprehensive shopping, supermarkets, cafes and pubs. The Milldown Nature Reserve is ideal for dog walking and offers stunning rural views. There is also a disused railway line, known as 'The Trailway' which extends 10 miles to the fellow market town of Sturminster Newton. Poole, Bournemouth and Christchurch are within easy reach.

Travelling further afield, the nearby A31 provides a quick link to the M27 for Southampton and Portsmouth, and the M3 up to London. Bournemouth and Southampton airports and the ferry ports of Poole and Portsmouth are all easily accessible. Poole station has a fast regular train service to London Waterloo as does Salisbury and Gillingham.



Distances

- Blandford Forum 2.6 miles
- Wimborne Minster 11 miles
- Shaftesbury 11.3 miles
- Gillingham 16 miles
- Tisbury 18.5 miles
- Ringwood 18.7 miles
- Bournemouth 20.5 miles
- Salisbury 21.2 miles

Nearby Stations

- Gillingham
- Salisbury

Key Locations

- Cranborne Chase National Landscape
- Old Wardour Castle
- Milldown Nature Reserve
- Shaftesbury Abbey Museum & Garden

Nearby Schools

- Pimperne Primary School
- The Blandford Secondary School
- Bryanston
- Canford School
- Clayesmore
- Hanford
- Port Regis Preparatory School
- Sandroyd
- Sherborne School









The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 3,670 sq ft (341 sq m)
 Garage internal area 144 sq ft (13 sq m)
 Outbuildings internal area 754 sq ft (70 sq m)
 Total internal area 4,568 sq ft (424 sq m)
 For identification purposes only.

Directions

DT11 8UB

what3words: ///fairness.acids.indicate - brings you to the property

General

Local Authority: North Dorset District Council

Services: Mains electricity, gas, water and drainage.
 Gas fired central heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Salisbury

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