

Symonds  
& Sampson

# Church Cottage

Droop, Hazelbury Bryan, Sturminster Newton, Dorset

# Church Cottage

Droop  
Hazelbury Bryan  
Sturminster Newton  
Dorset DT10 2ED

Church Cottage is a period single storey house of great charm and elegant rooms and sits adjacent to St Mary's & St James' Church.



- Period single level detached house
- Stylishly well appointed accommodation
- Countryside surrounds; village location
  - Low maintenance garden



Guide Price £395,000

Freehold

Sturminster Sales  
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## THE DWELLING

Church Cottage is an unlisted period cottage, built of local stone under a Haysom Purbeck stone tiled roof. The house has been stylishly refurbished and has lovely high ceilings to give great volume space. The sitting room has wide oak floor boards and a stone fireplace with a wood burning stove. Both bedrooms have well appointed en suites and built in wardrobes.

## ACCOMMODATION

Highly practical accommodation gives en suites to both bedrooms with the living areas being well proportioned and the kitchen has an excellent range of wall and floor units with island and an Raeburn. This leads to the sitting room and views towards the garden. The garage is set up as a workshop and has scope for potential improvement. Refer to floor plan.

## OUTSIDE

The low maintenance enclosed garden emanates from the reception room. The patio area can be loosely described as a cloister style area towards more extensive garden beyond and with a village gate to the side for separate access if required.

Parking is designated at the top of the property adjacent to the garage.

## SITUATION

Hazelbury Bryan is located in the heart of Thomas Hardy's Wessex, approximately central within the triangle formed by the towns of Blandford Forum, Sherborne and Dorchester. It is on the edge of the Blackmore Vale and adjacent to Bulbarrow Hill. The village which featured in the Sunday Times 2015 top 50 places to live, is primarily supported by services located in Sturminster Newton about 4 miles distant, the larger towns such as Sherborne, Yeovil, Dorchester and Blandford Forum. Hazelbury Bryan is the Parish name that embraces seven hamlets. The village has a local shop, community sports field and a children's play area and The Antelope Inn.

## DIRECTIONS

From Sturminster Newton, go over the bridge, turning right. At the crest of the hill turn left on Glue Hill. Proceed to Hazelbury Bryan turning left at the Cross onto Pidney Hill signed Church & School. Church Cottage is just above the school on the right.

What 3 words [///thundered.drips.wiggles](http://thundered.drips.wiggles)

## SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

## MATERIAL INFORMATION

Standard & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside - (coverage is best provided by O2 Network)

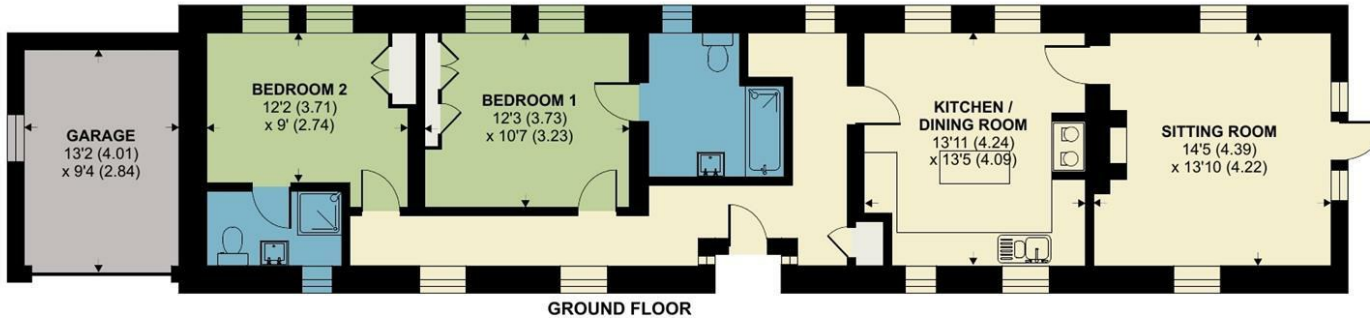
(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: D

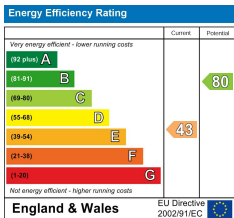


# Church Cottage, Droop, Hazelbury Bryan, Sturminster Newton

Approximate Area = 971 sq ft / 90.2 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1092 sq ft / 101.4 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1181692



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