



Hilbre, Hazelbury Bryan, Sturminster Newton, Dorset

Offers in Region Of

£850,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A stunningly positioned raised single storey house with wonderful flowing internal space throughout, on the edge of this highly regarded village.

**Hilbre,
Hazelbury Bryan,
Sturminster Newton,
Dorset, DT10 2EE**

- Large detached house set in approx. 5.95 acres and stunning views
 - 2 large fields, approx. 5.63 acres, immediately accessible from the house
 - Spring fed pond at bottom of one of the fields
 - Extensive parking and double garage
- Potential for first floor accommodation, subject to the necessary consents
- Oil fired central heating with new hot water tank
- Wonderful walks nearby including the Hardy Way
- Verdant views towards Bulbarrow, The Dorset Gap and The Blackmore Vale
- Drone video at www.symondsandsampson.co.uk
 - No onward chain

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





A stunningly positioned raised single storey house with wonderful flowing internal space throughout, on the edge of this highly regarded village.

The views are arguably some of the finest Dorset can offer with Bulbarrow Hill, The Dorset Gap and across the Blackmore Vale proffering a 'living picture' 180 degrees from the East to the West.

The main entrance is to the side and brings you into the large utility area with a separate wc to one side, the integral garage and a study with views to the front. This leads into a sizable kitchen with its central island, oil fired AGA and a range of wall and floor units with all the necessary appliances built in. Large glazed doors bring you in the sun room with its hard top roof and underfloor heating. This fantastic room gives panoramic southerly views over the land and into the distance. A glass external door leads to the patio area and garden.

From the kitchen a door leads to the inner hallway and an open plan dining area. The sitting room is to one end of the hallway and is triple aspect with a feature fireplace, of its era, and another glazed door to the patio area.

The master bedroom has a wall of built in wardrobes and an en suite bathroom with free standing shower. An airing cupboard houses the under floor heating manifold and a relatively new hot water tank giving pressurised hot water through the house. Two further bedrooms are of equal size to each other sharing a family bathroom between them. The bedroom corridor then brings you back to the utility area which has plumbing for washing machines, a sink and floor units.

Of particular note is the loft above. Currently access is via a loft ladder from the inner hallway, this vast space of some 22ft x 19'6 has a great deal of potential and the house is believed to have been built with this further expansion in mind.



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 which are within about a half hour drive from the village. Hazelbury Bryan is the Parish name that embraces seven hamlets making up the residential areas. They are Droop, Kingston, Parkgate, Pidney (including Partway), Pleck, Wonston and Woodrow. The village has a local shop, community sports field and a children's play area and The Antelope Inn. Interspersed within the village are lovely period houses, farmhouses and new small developments. The Village Hall on Partway is an active centre of community life. The main Church for the village and the primary school are located at the south-eastern point, in Droop. There is a Methodist Chapel adjacent to the Village Hall.

Directions

From Sturminster Newton, cross over the bridge and turn right. Take the Glue Hill turning to Hazelbury Bryan and go along for approximately 4 miles. Once into Hazelbury Bryan, go all the way through the village until you get to the Wonston sign. Having passed The Antelope and the turning to Mappowder, take the next right on Marsh Lane, signed to Stoke Wake & Ansty. Hilbre is the first on the left up a drive.

Outside

The house is approached from the lane up a split entrance driveway to a large parking area for several cars and the double garage. A five bar gate gives access to the two fields

measuring approx. 5.63 acres in total. The gardens are to the front and side of the house, with a south facing patio area in between the sun room and sitting room. A greenhouse and potager garden about the lane side of the garden. The rear garden has a line of fruit trees including apple and pear trees. A path leads further around the house back to the parking area.

The land is made up of two sizable fields with level areas and gently sloping to the brook on the boundary. A spring fed pond was created some 20 years ago enhancing drainage to the fields and encouraging wildlife.

The fields are linked by a five bar gate and a hurdle through the hedge. The land gives much scope for different uses including horses or just as a wonderful part of Dorset countryside. Water is connected.

The stunning views from the house are verdant and far reaching towards Bulbarrow Hill to the east and The Dorset Gap to the south and Blackmore Vale to the west

Services

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

Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: F

Agent's Note

All measurements are for indicative purposes only.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WT October 2023 Revised March, May and August
2024 September 2024

Hazelbury Bryan, Sturminster Newton

Approximate Area = 1995 sq ft / 185.3 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 2288 sq ft / 212.5 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). © nrbcom 2023. Produced for Symonds & Sampson. REF: 1041917



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