

The Wickets

Boys Hill, Sherborne

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Boys Hill
Sherborne
DT9 5PJ

A beautifully crafted, architect-designed home in a peaceful rural setting with panoramic views. Offering elegant open-plan living, three spacious bedrooms, a landscaped garden, and a double garage with potential above, all within easy reach of Sherborne and Dorchester's amenities.



- Architecturally impressive property designed with style and proportion
- Thoughtfully renovated to an exceptional standard by the current vendors
 - Open plan living
 - Ensuite to the master bedroom
 - Landscaped wrap around garden
- Double garage with versatile accommodation above - subject to the necessary permissions
 - Secluded countryside location
 - Panoramic views

Guide Price £850,000

Freehold

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THE DWELLING

Nestled in a truly secluded position and enjoying far-reaching views across unspoilt rural landscape, this remarkable property stands as a testament to architectural finesse and meticulous craftsmanship. Individually built in approximately 2005 by a respected local builder, the home features attractive stone elevations that enhance its timeless appeal.

Sympathetically renovated to an exemplary standard by the current owners, the property seamlessly marries classical elegance with contemporary sophistication, while still offering scope for further refinement if desired.

The accommodation is both expansive and refined, offering beautifully appointed open-plan living spaces that exude light and flow—ideal for both grand-scale entertaining and everyday comfort. Three generously proportioned double bedrooms provide serene retreats, each finished to an impeccable standard.

ACCOMMODATION

The impressive entrance hall makes a striking first impression, with soaring vaulted ceilings and a dramatic double-height window that bathes the space in natural light. A grand oak staircase sits centrally, acting as a stunning architectural centrepiece. From the entrance hall, there is access to a tastefully designed cloakroom, the kitchen, and the main living room.

The ground floor is finished with elegant porcelain tiles throughout, complemented by underfloor heating for year-round comfort. The living area is finished in soft carpet, adding warmth and texture to the space.

The kitchen is beautifully appointed to cater for all culinary needs, featuring solid wood units and quality fittings. To the rear, a well-planned utility room offers additional storage, space for white goods, a sink, and a convenient rear access door. From the kitchen, an open walkway leads into the dining room, creating a natural flow ideal for entertaining. Beyond the dining room, the living room offers a wonderfully inviting space, centred around a substantial stone hearth, with reclaimed oak beams and triple-aspect views that flood the room with light

and frame the surrounding landscape.

The first floor, benefiting from the comfort of underfloor heating, is accessed via a striking split staircase, which adds an air of architectural distinction and grandeur. To the right, the expansive principal bedroom boasts a dual aspect, allowing natural light to pour in while offering sweeping vistas over the surrounding landscape. This magnificent suite is complemented by an opulent en suite bathroom, featuring a luxurious stone 'his and hers' vanity and an indulgent double walk-in shower.

On the opposite side of the staircase, two further generously proportioned double bedrooms are situated, each flooded with light. These rooms are served by the family bathroom,

GARDEN

The meticulously landscaped rear garden is predominantly laid to lawn and enjoys a pleasant outlook over the neighbouring countryside. The expansive lawn extends around to the side of the property, benefiting from a southerly aspect, with a charming patio area positioned adjacent to the house—perfect for outdoor dining and relaxation.

The gravelled driveway provides ample parking and leads to the double garage, which is equipped with lighting and power. An external staircase offers access to a versatile space above the garage, fully boarded and featuring Velux windows. With electricity and plumbing already in place, this space presents an excellent opportunity, subject to the necessary approvals, to be converted into additional accommodation or a home office.

SITUATION

The property is situated in the peaceful rural hamlet of Boys Hill, ideally positioned between the historic Abbey town of Sherborne and the county town of Dorchester. Both towns are within comfortable motoring distance and offer an excellent array of cultural, recreational, and everyday amenities.

Sherborne, with its charming architecture and vibrant community, provides a wealth of independent shops, boutiques, cafes, and restaurants, as well as larger supermarkets and essential services. The town is renowned for its stunning Abbey, thriving arts scene, and regular markets. Sherborne also benefits from a mainline railway station offering a direct service to London Waterloo in just over two hours, making it an ideal location for commuters.

Dorchester, the historic county town of Dorset, offers a broader range of facilities including high street shops, restaurants, leisure centres, museums, and a weekly market. It also has two railway stations—Dorchester South, with services to London Waterloo and Dorchester West, with connections to Bristol and beyond.

The area is exceptionally well-served by both state and private schooling. Notable independent schools include Sherborne School, Sherborne Girls, Leweston School, and Milton Abbey, all within easy reach. There are also well-regarded state options such as The Gryphon School in Sherborne and Thomas Hardy School in Dorchester, offering strong academic reputations and comprehensive extracurricular programmes.

MATERIAL INFORMATION

Mains electric and water.
Oil fired central heating.
Private drainage.

Broadband - Standard broadband is available.
Mobile phone network coverage is likely outside on most major networks, with limited connection inside.
(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: F

DIRECTIONS

What3words - ///plantings.starfish.throwaway



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (15-24)		
Below minimum energy efficient standard		
England & Wales		
EU Directive 2002/91/EC		

Denotes restricted head height

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Approximate Area = 1805 sq ft / 167.6 sq m (excludes void)

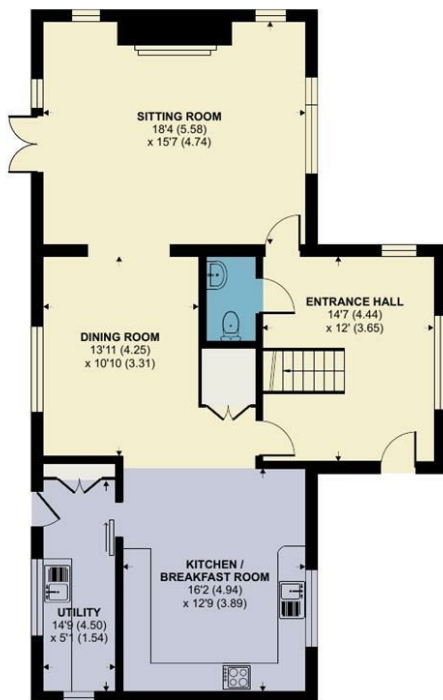
Limited Use Area(s) = 47 sq ft / 4.4 sq m

Garage = 367 sq ft / 34 sq m

Studio = 294 sq ft / 27 sq m

Total = 2513 sq ft / 233.5 sq m

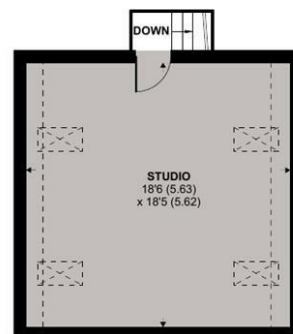
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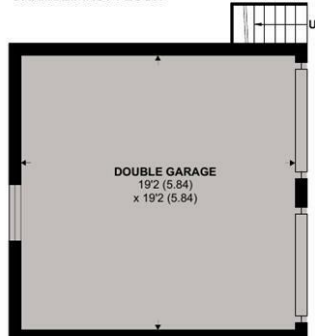
GROUND FLOOR



FIRST FLOOR



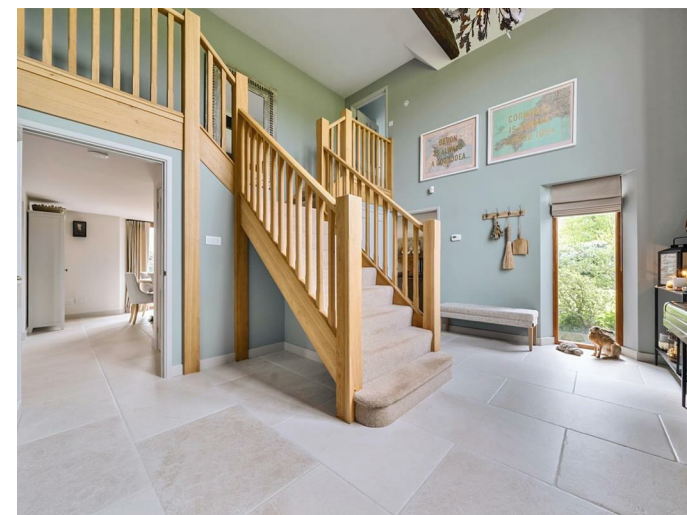
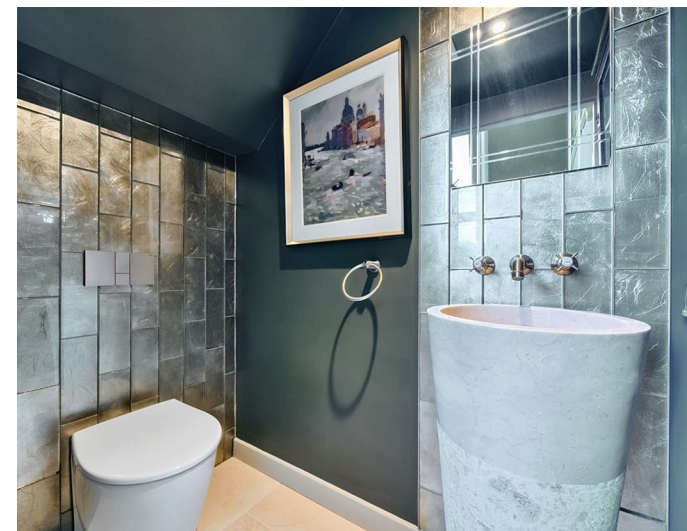
GARAGE FIRST FLOOR



GARAGE GROUND 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: 1282496



Sherb/JM/0425



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