



Waterloo Farm, Stourton Caundle, Dorset



A beautifully presented, contemporary house set in 5.7 acres with arresting views over unspoilt, rolling countryside.

Summary of accommodation

Ground Floor - Entrance hall | Open plan space incorporating main & secondary seating areas, dining area & kitchen/breakfast area | Laundry room
Larder | Shower room | Cloak room

First Floor - Galleried landing with separate seating and study areas
Principal bedroom with separate dressing area & ensuite bath & shower room
Double bedroom with ensuite/dual access bath & shower room
Further double bedroom | Single bedroom with mezzanine floor & ensuite shower room | Large, walk-in loft space | Two large, external balconies

Annexe - Garage with first floor games room | Double office | Storeroom

Garden and grounds - Ample parking | Former milking parlour with gardener's WC
Greenhouse | Garden | Vegetable garden | Three paddocks

In all approximately 5.7 acres

Distances

A357 0.3 mile, Stourton Caundle 1 mile, Stalbridge 2.5 miles, A30 4.5 miles, Sturminster Newton 4.5 miles, Sherborne 7.5 miles, Wincanton/A303 10.5 miles, Castle Cary station 16.5 miles (Paddington 90 minutes), Templecombe station 6.8 miles (Waterloo 2.10 hours).

(Distances and times approximate)



Location

Waterloo Farm is situated in the Blackmore Vale in unspoilt, open countryside just south of the village of Stourton Caundle, which has a parish church, hall and pub. For further information visit www.stourtoncaundle.org.uk. The neighbouring town of Stalbridge has a selection of local amenities including an independent, award-winning supermarket and café, pharmacy, dentist and optician. The larger towns of Sturminster Newton, Sherborne and Wincanton are all within easy reach, offering a wide selection of shops and local businesses including a Waitrose in Sherborne. For local transport links, the A30, A303 and A357 are all within easy reach and there are direct rail services from Templecombe station to Waterloo and from Castle Cary station to Paddington. Bournemouth Airport is less than an hour's drive away. The local area also offers a wide choice of state and independent schools. The latter category includes the Sherborne Schools, Leweston, Hanford, Clayesmore, Milton Abbey, Port Regis and Bryanston: all within a 10-mile radius. The Newt in Somerset, membership of which allows access to a range of activities and shopping, is within a thirty minute drive.

Waterloo Farm

Designed for the current owners and completed in 2007, Waterloo Farm is a striking and imaginatively conceived family house that takes full advantage of its amazing position within the landscape. The back of the house faces south-west, looking out through wide picture windows across the Dorset countryside towards Bulbarrow Hill. The house is set back off a quiet country lane in an elevated setting and is faced with honey-coloured local stone and timber under a tiled roof. Its position catches the sun throughout the day with natural light filling the interior. Most of the ground floor occupies a single space cleverly split into separate areas, all of which look out at the wonderful view. There are large windows on three sides, with glazed sliding doors to an external dining area. The interior has been designed as a highly flexible space, incorporating the latest lighting and window blind technology. Currently, adjacent seating and dining areas are grouped around an open fireplace with a separate seating area in a glazed orangery. The central space is lit by a large rooflight and accommodates the beech, glass and chrome staircase to the first floor. The spacious kitchen area has a sweeping breakfast bar with adjacent walk-in larder, laundry room and shower room. This is a true cook's kitchen, fitted with contemporary units under heatproof concrete work surfaces and incorporating built-in appliances including fan and steam ovens, two dishwashers, plate-warming drawer and a wine fridge.

On the first floor is a galleried landing with a seating section and separate study area, all lit by natural light. Glazed sliding doors lead to another seating area on the external balcony. The principal bedroom suite is off one side of the landing with access to a long wraparound balcony through glazed doors. The remaining three bedrooms and two ensuite/dual-access bath and shower rooms are on the other side of the landing with access to a separate west-facing balcony.

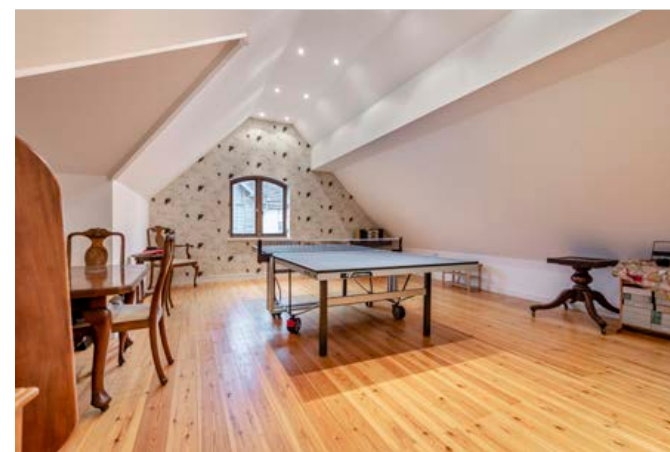


Outbuildings, Garden & Grounds

Twin electric gates open to an extensive resin parking area in front of the house. Facing the house across the parking area courtyard is another building, containing a two-room home office/library with log-burner, adjacent storeroom and a double garage with a first-floor games room above. The building has the necessary services pre-laid to enable it to be converted into self-contained ancillary accommodation if required.

The garden and grounds extend out on three sides of the house and are designed to minimise maintenance. They incorporate a level lawn studded with a variety of fruit trees and fringed with rose and lavender beds. A ha-ha along the edge of the lawn preserves the uninterrupted view of the adjoining countryside. To one side is the vegetable garden with eight raised vegetable beds and a fruit cage. On the opposite side of the house is a former milking parlour that is now used for storage. Beside it are a timber-framed greenhouse/shed, bee area and the 12kW photovoltaic panel array.

Beyond the garden are a fenced-off reed-bed and three paddocks enclosed by hedging and stock-proof fencing. An old-style Dorset orchard, with a mixed selection of fruit trees, runs between two hedges parallel to the lane.



Property Information

Tenure: Freehold.

Services: Mains water & electricity. Private drainage. Underfloor heating. Air source heat pump. Photovoltaic panels.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk). Tax Band G.

Directions (Postcode DT10 2JF)

what3words:///haunt.shins.duke

From the crossroads in Henstridge, where the A30 meets the A357, head south-east on the A357 towards the centre of the village. Drive for three miles to a T-junction. Turn right onto Cook's Lane towards Sturminster Newton. Continue for 1.2 miles and then turn right onto Waterloo Lane. The property will be found on the left after 200 yards.

Approximate Gross Internal Floor Area

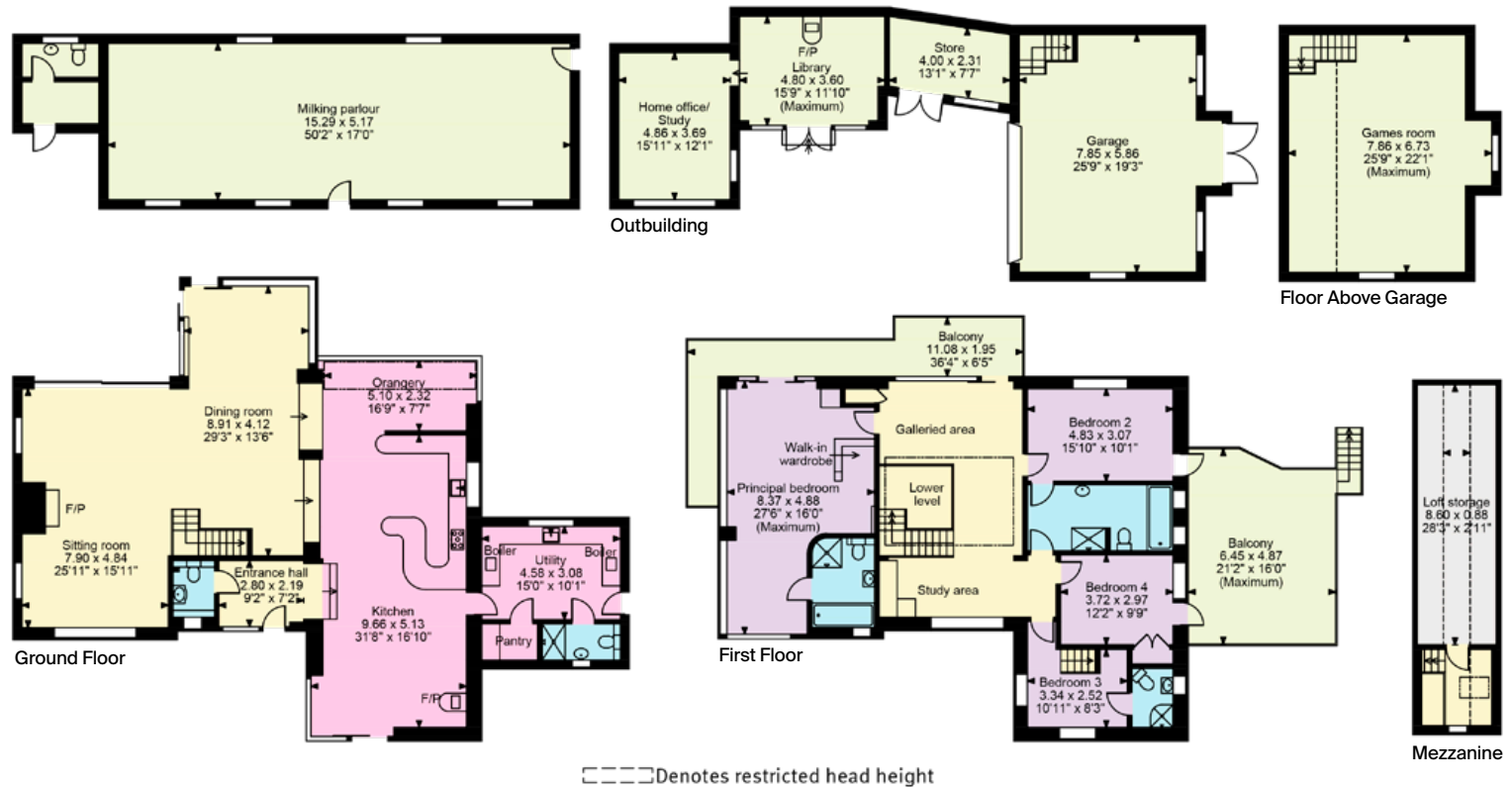
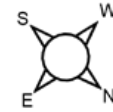
Main House: 309 sq.m (3,331 sq.ft)

Garage: 83 sq.m (895 sq.ft)

Milking parlour & Outbuilding: 132 sq.m (1,417 sq.ft)

Balcony external area: 52 sq.m (562 sq.ft)

Total: 524 sq.m (5,643 sq.ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated April and May 2024.

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