

Hilfield Manor, near Sherborne, Dorset





A beautifully refurbished family home of the highest quality, in an **idyllic rural setting with far reaching views** and extensive secondary accommodation. Exciting planning permissions have recently been granted for additional accommodation and an indoor swimming pool.

Summary of accommodation

Hilfield Manor

Entrance hall | Drawing room | Dining room with double doors to terrace
Open plan kitchen, breakfast and family room | Utility | Cloakroom

Principal bedroom with en suite bathroom and dressing room | Four further en suite bedrooms

Hilfield Cottage

Three bedrooms | Kitchen | Dining room | Two bathrooms | Sitting room | Utility room

Ancillary Accommodation

Two bedroom flat/home office with bathroom | Games room/gym | Gardeners WC
Large triple garaging

Outbuildings

Log store | Bin store

Gardens and grounds

Stone terrace | Formal lawns | Woodland | Pond

In all about 14 acres

Planning Permissions

Planning permission has been granted for a ground floor extension, a two storey extension and an indoor swimming pool. Please contact the agents for more information, including proposed floor plans.

Distances

Sherborne 7.5 miles (London Waterloo from 2 hours 12 minutes), Dorchester 14 miles, London 132 miles
(All distances and times are approximate)



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Situation

Hilfield Manor is positioned in an idyllic rural setting with far-reaching views over the surrounding countryside. There are extensive amenities in Sherborne (7.5 miles) and shopping facilities include a Waitrose and a Sainsbury's supermarket. There are also many well established independent shops, contributing to Sherborne's charm and popularity.

The area is well known for the quality of its schooling. Nearby schools include Sherborne Prep, Sherborne Boys and Girls schools, Sherborne International College, Leweston, Port Regis, Sandroyd, Hazlegrove, Milton Abbey and Bryanston.

The surrounding countryside provides numerous activities and lifestyle benefits. The Dorset coast is home to some of the most spectacular beaches in the UK and there are opportunities for sailing, fishing and an abundance of sporting activities. There are golf courses at Sherborne, Yeovil, Dorchester and West Bay and the area has a good range of restaurants and local country pubs.

Communication links are excellent with a mainline station at Sherborne providing a regular direct service to London Waterloo taking from 2 hours 12 minutes. The A303 can be accessed about 17 miles to the north and gives access to London and the South West.





Hilfield Manor

Hilfield Manor is a striking and attractive property. The property has been subject to a comprehensive and sympathetic refurbishment and is finished to an exceptional standard throughout. The open plan kitchen/breakfast/family room forms the heart of the home, a wonderfully light room with a triple aspect and fitted with the latest appliances and bespoke shaker style kitchen furniture. There are double doors leading to the stone terrace which faces the far-reaching views.



A unique feature of Hilfield Manor is the octagonal tower that contains the drawing room on the ground floor with a wood burner and large stone mullion windows looking out over the gardens. There is also a panelled dining room, ideal for entertaining with double doors leading to the stone terrace with views over the Area of Outstanding Natural Beauty.

The quality and attention to detail in the refurbishment works continues to the first floor where a large welcoming landing leads to the bedrooms and bathrooms, all of which are finished to an exceptional standard. The principal bedroom is positioned in the octagonal tower and features an exquisite contemporary en suite bathroom and dressing room. There are a further four en suite bedrooms.

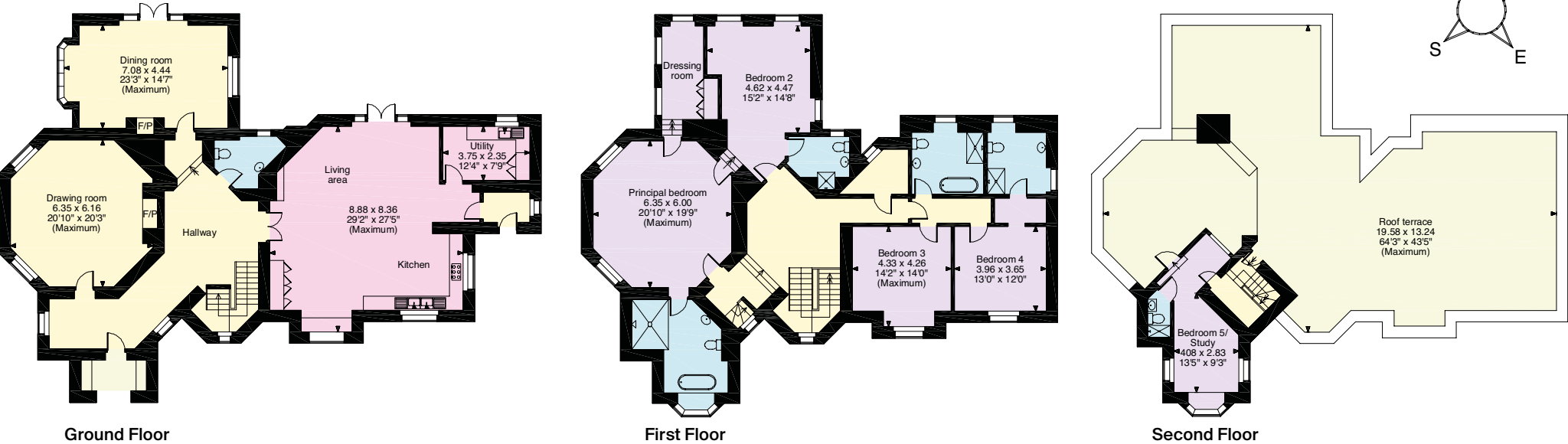
Hilfield Cottage

Hilfield Cottage provides secondary accommodation to the main house and contains three bedrooms and a shower room on the first floor with a sitting room, dining room, kitchen, bathroom and utility room on the ground floor.



Existing floor plan

Approximate Gross Internal Floor Area
Main House = 406 sq m (4,369 sq ft)
Garage = 91 sq m (982 sq ft)
Roof terrace external area = 160 sq m (1,723 sq ft)
Flat = 54 sq m (586 sq ft)
Cottage = 129 sq m (1,387 sq ft)
Gym/Games room = 59 sq.m (636 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.

Proposed floor plan

Approximate Gross Internal Floor Area
Main House = 382 sq m (4,112 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.

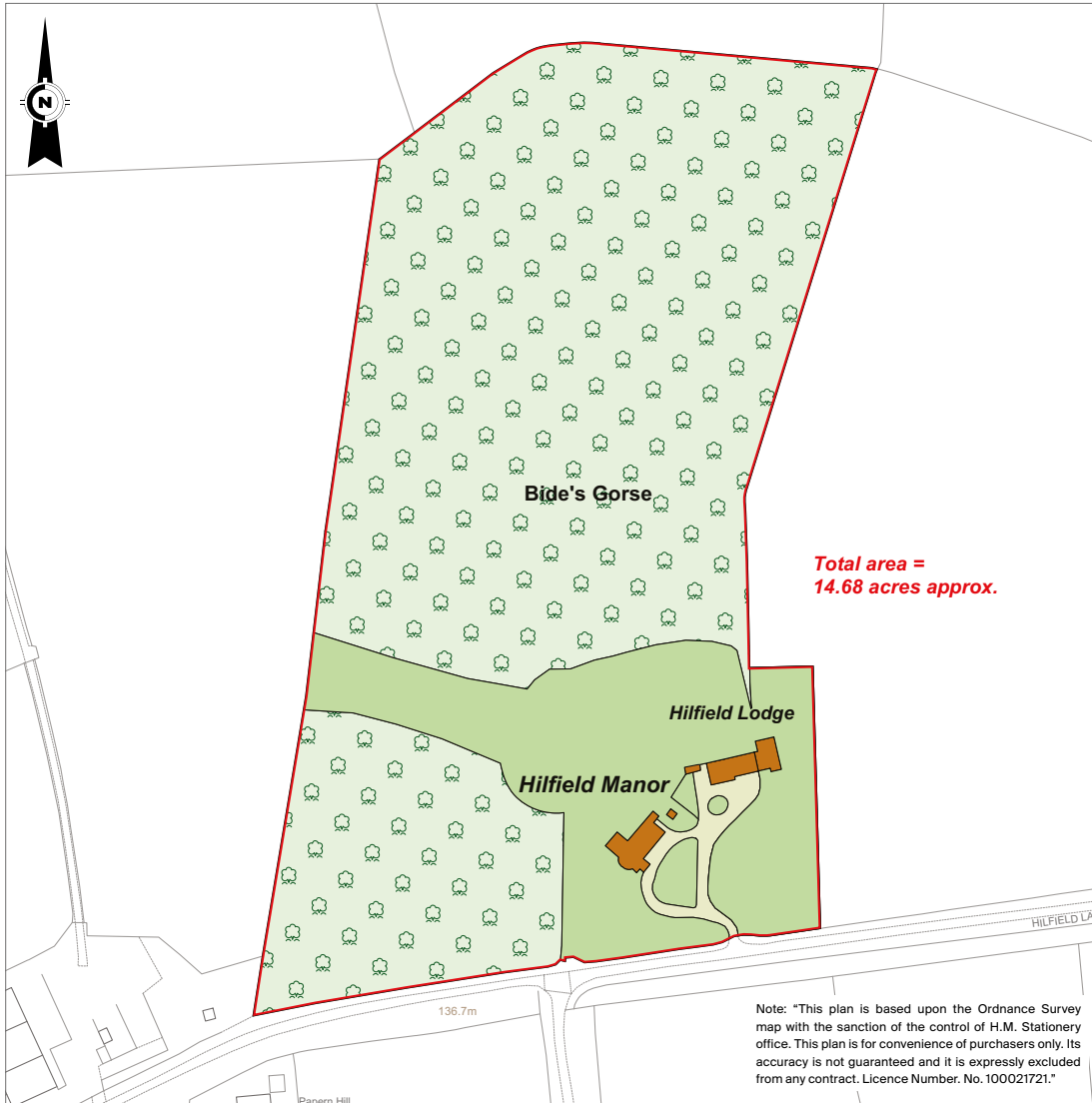




Gardens and grounds

The approach to Hilfield Manor is via automated wrought iron gates flanked by two stone gate pillars leading into the gravelled driveway and wide turning circle, surrounded by mature borders. The impressive south façade of the house gives a wonderful sense of arrival and the house is surrounded by swathes of formal lawn and majestic mature trees. To the rear of the house, the extensive lawn continues and the eye is drawn to the stunning far reaching views. The grounds are further enhanced by the wild pond, which along with the beautiful mature wood, is a haven for wildlife. There are various pathways leading into and around the woods, and this is a fantastic area for families with bluebell walks, a large picnic area and stone fire pit under the shelter of the trees.





Services

Mains water and electricity to Hilfield Manor and Hilfield Cottage.

Hilfield Manor: Oil-fired central heating, private drainage via sewage treatment plant.

Hilfield Cottage: Electric heating, private drainage via septic tank.

Fibre optic broadband

Wi-fi network in Hilfield Manor and Cottage. 100 mbps download speed

Intruder alarm in Hilfield Manor.

Planning permission for a single storey extension off the kitchen.

Reference number: P/HOU/2022/02837.

Planning permission for a two-storey extension.

Reference number: P/HOU/2022/03961.

Planning Permission for an indoor swimming pool.

Reference number: P/HOU/2023/02678

Please contact the agents for more information.

Property information

Tenure: Freehold

Local Authority: West Dorset District Council [dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)

Council Tax: Hilfield Manor – Band H, Hilfield Cottage – Band B

EPC Rating: Hilfield Manor – E, Hilfield Cottage – E



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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