



# Somerley

Madjeston, Dorset





# A stone-built, contemporary house with a self-contained, single storey annexe and three acre paddock set in a hamlet close to Gillingham amidst open farmland.

Gillingham town centre and station 1 mile (Waterloo 2 hours), A303 5.5 miles, Shaftesbury 5.5 miles  
Distances and times approximate).



5+1



3+1



2+1

## Summary of accommodation

### Main House

**Ground Floor:** Hall | Garden room | Sitting room | Kitchen/dining room | Inner hall  
Utility room | Cloakroom | Boot room | Double bedroom with ensuite shower room

**First Floor:** Landing | Principal bedroom with ensuite shower room  
Two further double bedrooms | Single bedroom/study | Family bath & shower room

### Annexe, Outbuildings & Garden

Parking | Large annexe/garage block incorporating self-contained, ground floor one bedroom annexe,  
double garage, workshop & storage loft | Timber former stable block | Poultry run | Garden  
Three acre paddock with field shelter and integral cider apple orchard

In all about 3.4 acres



## Situation

(Distances and times are approximate)

Somerley is situated off a little used country lane passing through the hamlet of Madjeston, which stands amidst open, unspoilt countryside in the beautiful Blackmore Vale.



The nearby small town of Gillingham can meet most day to day requirements with a range of local shops and businesses including a large Waitrose.



The local area also offers a wide choice of good schools for children of all ages from both the state and independent sectors.



Both the A303 and A30 main arterial roads are easily accessible just five and a half miles away connecting to the wider road network.



The railway stations in nearby Gillingham and Castle Cary, 16 miles away, offer direct, fast services to Waterloo (2 hours) and Paddington (90 minutes) respectively.



Bristol Airport is just over an hour's drive away and provides flights to both UK and international destinations.





## The Property

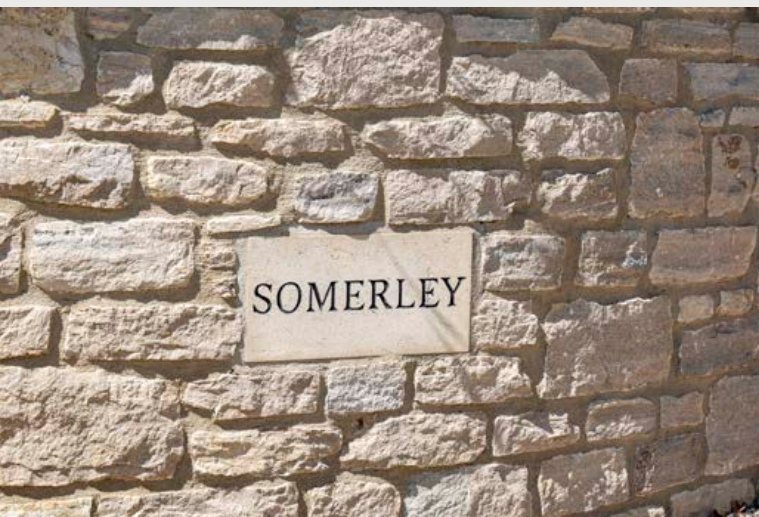
Somerley is a contemporary home of locally quarried Marnhull and Purbeck stone in a rural setting with views out over surrounding countryside and has an east/west axis, attracting natural light throughout the day. The rooms all have good ceiling heights and the ground floor rooms are arranged in a layout that flows beautifully, giving a wonderful feeling of space and light. This overall feel is amplified by wide windows and light coloured, engineered oak flooring and joinery that is used throughout much of the house. It has two reception rooms, one either side of the hall, with the combined kitchen/dining room beyond, which is fitted with units under oak work surfaces plus a range of electric appliances.

The ground floor also incorporates a guest bedroom with its own ensuite shower room.

Upstairs are a total of four bedrooms and the family bath and shower room, all with views out over the surrounding farmland. The principal bedroom has windows on two sides, an ensuite shower room and its own roof terrace with far-reaching views.

At a right angle to the main house is a stone and brick-built and south-facing annexe/garage block incorporating a self-contained, ground floor one-bed annexe, double garage and workshop/studio.





Annexe

## Outside

The house stands within a garden of just under half an acre incorporating a large, gravelled parking area adjacent to the conjoined annexe and double garage. On the opposite side of the lane is a fenced three acre paddock incorporating a mixed cider apple orchard of local, heritage varieties.

## Property Information

**Tenure:** Freehold

**Services:** Mains water & electricity. Private drainage (septic tank). Oil-fired central heating via partial underfloor heating downstairs and radiators elsewhere. Photovoltaic panels.

**Local Authority:** Dorset Council

**Council Tax:** Band F

**EPC:** Main house B. Annexe A.

**Postcode:** SP8 5JH

**What3Words:** /// muffin.foggy.farmland

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area  
 Main House = 234 sq m / 2,518 sq ft  
 Annexe = 55 sq m / 592 sq ft  
 Garage and Store Above = 94 sq m / 1,011 sq ft  
 Outbuildings = 72 sq m / 775 sq ft  
 Total Area = 455 sq m / 4,896 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 2025. Photographs and videos dated April 2025.

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