



GLEBE HOUSE

Mappowder, Sturminster Newton, Dorset



AN OUTSTANDING HANDSOME, CONTEMPORARY HOUSE

set in mature grounds on the edge of a village surrounded by unspoilt countryside. Standing in just under 3.25 acres, the property is beautifully presented and includes a paddock and an L-shaped range of outbuildings.



5 +1



4 +1



4 +1

EPC

D

Local Authority: Dorset Council (www.dorsetcouncil.gov.uk)

Council Tax Band: G

Tenure: Freehold

Postcode: DT10 2EH What3Words: ///stadium.woodstove.driveway

Services: Mains water & electricity. Main house: mains drainage. Annexe: private drainage (septic tank). Oil-fired central heating & AGA, & underfloor heating. Fibre broadband

Viewings strictly by appointment only through Knight Frank LLP



GLEBE HOUSE

Ground Floor: Reception hall | Drawing room | Sitting room | Dining room | Kitchen/ family room | Laundry room | Cloakroom/Shower room and Conservatory.

First Floor: Galleried landing | Principal bedroom with ensuite bathroom | Guest bedroom with ensuite bathroom & balcony | Further double bedroom with ensuite shower room | Further double bedroom | Double bedroom/study | Family Shower Room

Outside: Outbuilding incorporating self-contained annexe, Lounge | Bedroom | Kitchen | Shower room.

Tack room/wine store, loose box/store & triple garage | Boiler house | Garden store | Parking | Garden with pond Paddock

In all about 3.2 acres (1.29 hectares)





LOCATION

Glebe House has an outstanding position close to the village church on the southern edge of the small, pretty village of Mappowder, which is surrounded by open countryside of the Blackmore Vale. The neighbouring, larger village of Hazelbury Bryan has a good range of amenities including a primary school, village shop, pub, hall, sports field and cricket club. Most day-to-day requirements including a GP surgery in Cerne Abbas. Dental and veterinary surgeries can be found in the nearby towns of Sturminster Newton, Dorchester and Sherborne and the latter has a regular, direct rail service to Waterloo taking just over two hours. Dorset is renowned for its wide choice of excellent schools from both the state and independent sectors, including Milton Abbey, Leweston, Hanford, Bryanston and the Sherborne schools.







THE PROPERTY

Glebe House has generously sized and well-proportioned rooms arranged over two floors around a central reception hall and first floor, galleried landing. The interior is light and airy with good ceiling heights and natural light flooding in through oak-framed, newly fitted double glazed windows throughout. In addition to the reception hall with its handsome oak staircase, the ground floor has three further reception rooms plus a good-sized kitchen/family room. The drawing room has oak beams, tall French oak doors, tiled marble flooring and a bespoke German fireplace, whilst the sitting and dining rooms both have windows on two sides including south-facing French windows opening onto the terrace. The beautiful conservatory can be accessed via the dining and sitting rooms and has the benefit of underfloor heating. The kitchen also has French windows to the garden and double doors through to the dining room and is fitted with a polished limestone floor, two-oven AGA, and units under silestone worksurfaces. Upstairs and arranged around all four sides of its central landing are five bedrooms, two of which have ensuite bath/shower rooms. Also there is a family shower room. The principal and guest bedrooms are particularly fine, with the former boasting an east-facing, floor-to-ceiling picture window and the latter its own south-facing balcony.







OUTSIDE

Glebe House stands nearby the village's enchanting, Grade I listed parish church and, as its name implies, stands on land once owned by the church. It is set back off a quiet country lane, looking out over rolling, unspoilt countryside to Bulbarrow Hill at the western end of the Dorset Down. Built of stone with a tiled roof and largely rebuilt in 1998, Glebe House has a peaceful, very private setting. Set in about 3.2 acres consisting of a mature, level garden of just under half an acre and an adjacent 2.75 acre paddock, bounded by mature hedgerow dotted with a variety of mature, native broadleaf trees. A broad driveway entrance opens out onto a good sized tarmac parking area situated to the south of the formal garden and only a short distance from the house. The garden is an absolute delight and incorporates a lawn fringed in places with richly stocked borders and dotted with mature trees, an ornamental pond and, along with a boiler house to the side.





Mappowder Sturminster Newton

Gross Internal Area (Approx.)

Main House (Excl. Loft) = 406 sq m / 4,370 sq ft

Annexe = 70 sq m / 753 sq ft

Garage = 60 sq m / 645 sq ft

Stable, Store and Outbuilding = 29 sq m / 312 sq ft

Total Area = 565 sq m / 6,080 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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