



- A Handsome Detached House with Five Bedrooms, Four Reception Rooms and Two Bathrooms
- Stables, Workshop, Garage and Stores ● Beautiful Mature Gardens
  - Pasture Paddock ● Approx. 1.5 Acres In All
- Tranquil Location with Beautiful Views Towards Bell Hill

## GENERAL AND SITUATION

Approximate Distances:

Sturminster Newton 3.5 miles • Blandford Forum 8.5 miles • Shaftesbury 11 miles  
Templecombe 12 miles • Gillingham 13 miles • Sherborne 14 miles

A handsome detached five bedroom family home set in approx. 1.5 acres with beautiful gardens, stables and paddock, in a tranquil location with beautiful views towards Bell Hill.

We understand that Whippletrees was built in the mid 1980's and had extensions added in the 90's and 2000's. It is situated in the small hamlet of Belchalwell and surrounded by glorious rolling countryside. The versatile outdoor space is ideal for keen gardeners, smallholding or private equestrian use.

Belchalwell has a thriving community with lovely views to the paragliding club on nearby Bell Hill, plenty of dog walks and lane hacking. Nearby Okeford Fitzpaine has a village shop/Post Office and there is a wider range of local shops, amenities and doctors' surgery in Sturminster Newton. There are mainline railway stations at Templecombe and Gillingham with regular services to London Waterloo. The property is ideally located for the towns of Sherborne, Blandford Forum, Gillingham and Shaftesbury, and the area is renowned for its excellent state and private schools.

## THE RESIDENCE

A comfortable family home with oil-fired central heating, photovoltaic solar panels and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door opens into a **Reception Hall** with stairs to the **First Floor** and built-in storage.

A door to the right opens into the **Sitting Room** which provides a large entertaining space with a logburner and a door opening to the **Conservatory**.

The **Kitchen** is fitted with a range of built-in units with worksurfaces, an electric cooker with induction hob and sink with drainer.

There is a separate **Dining Room** opening through to a **Lounge**, which could be used as a **Ground Floor Bedroom**.

From the **Kitchen** there is access through to a **Utility Room** with built in storage, sink, oil-fired boiler and a **Downstairs WC**. Completing the **Ground Floor** is a **Boot Room** with an external door leading out to the **Garden**.

There are **Five Bedrooms** on the **First Floor** with a **Family Bathroom** and a **Separate Shower Room**. The rear bedrooms have wonderful views over the garden to the hills beyond.





## OUTSIDE, OUTBUILDINGS & LAND

Access to the property is off the village lane, through timber gates leading onto a concrete drive, which sweeps up through the front gardens to a large **Parking Forecourt**. There is a front lawn with a beautiful weeping willow tree and a laurel hedge.

The **Main Outbuilding** is within this front garden area and is built of timber with a corrugated roof, concrete base, light and power supplies, providing **2-4 Stables**, **Garage/Workshop** and **Stores**. There is a separate, corrugated clad **Wood Store**.

A paved **Patio** runs up the side of the house and around to the rear, where it opens onto a beautiful rear lawned garden with beds stocked with a wide variety of ornamental shrubs and flowers, a **Greenhouse** and large timber **Shed**. A path leads to a large, productive **Vegetable Garden**, and the **Pasture Paddock** which is enclosed with stock fencing.



**IN ALL APPROX. 1.5 ACRES**  
**(About 0.6 Hectare)**



## MISCELLANEOUS

There are covenants on the property, further details are available from the agents.

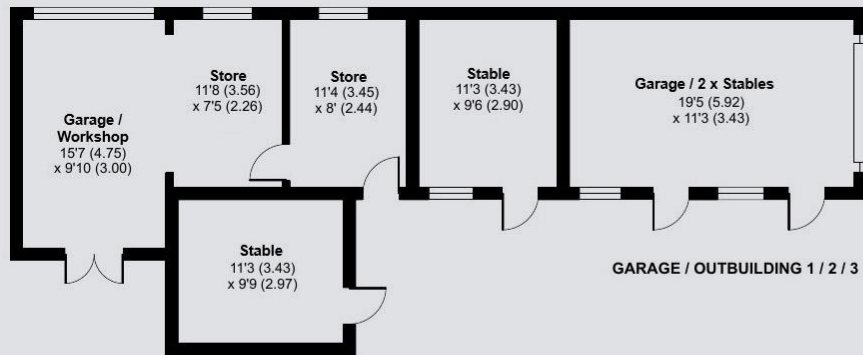


# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

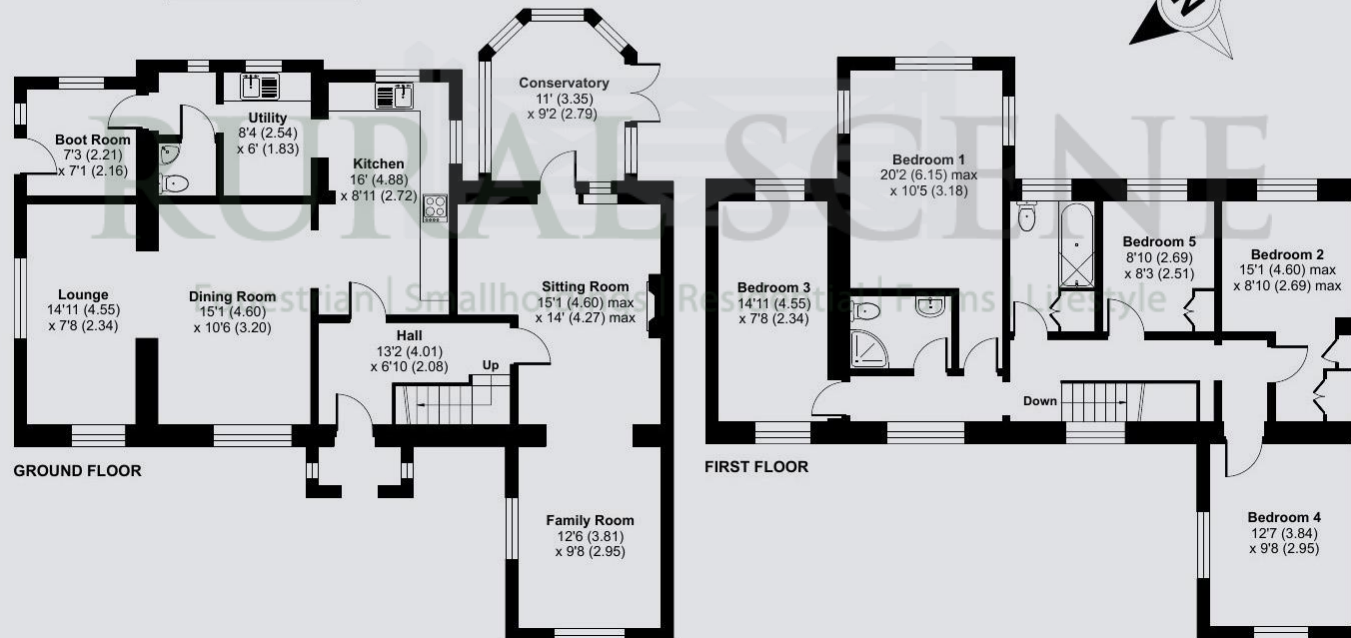
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Approximate Area = 2065 sq ft / 191.8 sq m  
 Garage = 224 sq ft / 20.8 sq m  
 Outbuilding = 564 sq ft / 52.3 sq m  
 Total = 2853 sq ft / 265 sq m

For identification only - Not to scale



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

DORSET COUNCIL  
 Tel: 01305 221000

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, PHOTOVOLTAIC SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

## DIRECTIONS

Head south from Okeford Fitzpaine for just over one mile and turn right towards Belchalwell. Proceed along this road into the hamlet and the entrance to Whippletrees will be seen on the right-hand side.

what3words ///retrain.garden.dressings

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited WHIPPLETREES but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

