



Vine House, Frog Lane, Shroton, Blandford Forum, Dorset

Guide Price
£1,125,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

An imposing and substantial detached five bedroom house presented beautifully with a south facing garden running down to the River Iwerne in a tranquil and idyllic village setting.

Vine House, Frog Lane, Shroton, Blandford Forum, Dorset, DT11 8QL

- GUIDE PRICE £1,175,000 - £1,195,000
- Versatile and spacious accommodation of over 3000 sq ft
 - 5 bedrooms, 3 bathrooms (2 ensuite)
 - 3 generous sized reception rooms
- Impressive kitchen / dining room with French doors to terrace
- Enclosed and pretty south facing rear garden with stream running down to the River Iwerne
 - Beautiful far-reaching views over surrounding countryside
- Double garage and detached large oak frame garage
 - Excellent village pub and farm shop
- Easy access to Hambleton Hill and a network of footpaths

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





An imposing and substantial detached five bedroom house presented beautifully with a south facing garden running down to the River Iwerne in a tranquil and idyllic village setting.

Vine House is an immaculate five bedroom detached house built in the late 1970s of brick elevations under a pitched tiled roof. The house has been sympathetically updated and extended by the current owners and provides well thought out, spacious and light accommodation and affords a beautifully manicured garden with stunning views over the surrounding countryside. The property sits in a highly desirable and picturesque village with access to a network of footpaths, a farm shop, a pub and independent and state schools.

The front door opens into an oak framed porch with a further door into a welcoming hall with a cloakroom, an understairs cupboard, stairs rising to the first floor and principal rooms set of it. The central reception room is a superb and large room with an arch in the centre, an electric fire and is flooded with natural light from the large windows and there are French doors leading to the terrace. A door from this room leads into a lounge with a triple aspect, an attractive marble fireplace with a gas fire and French doors leading out to the terrace. A second door leads into the study with a triple aspect. The kitchen is spacious and there is a good range of wall mounted and floor standing units with granite worktops over, an island with built in storage and integrated appliances including an electric Rangemaster cooker, a dishwasher and two fridges. The dining area has ample space for a table and French doors leading out to the terrace. A door from the kitchen leads to a lean-to with a door leading to the double garage and two external doors leading to the front and rear of the house.



On the first floor landing there are two fitted wardrobes and an airing cupboard. There are four double bedrooms and one single bedroom, all enjoying superb far-reaching views over the countryside, and there is a family bathroom with a separate shower. The master bedroom is a charming room with a dual aspect, a good range of fitted wardrobes, a large vanity unit with a granite worktop and built in storage and a good sized bathroom with a separate shower. Bedroom two has an ensuite shower room. and bedroom three has built in storage.

Situation

Shroton is a desirable village set off the Blandford to Shaftesbury Road just outside the Cranborne Chase National Landscape but inside the Conservation Area. The village sits under Hambleton Hill, a prehistoric fort owned by the National Trust, and has a Parish Church, a farm shop, Public House and a network of footpaths whilst further local amenities are available in Child Okeford and Iwerne Minster. More comprehensive shopping and dining facilities as well as a hospital, leisure centre and doctors surgery can be found in Blandford Forum, approximately 5 miles and Shaftesbury, approximately 7 miles. The area is well known for its excellent range of independent and state schools. There is a mainline railway station at Gillingham 12 miles away which runs direct to London, Waterloo and the A303 some 13 miles to the north giving access to the south-west and London, via the M3.

Directions

From Shaftesbury head south on the A350 passing through Fontmell Magna and Iwerne Minster and take the first right turn to Shroton (also known as Iwerne Courtney) into Frog Lane. Continue along the lane for a short distance and Vine House can be found on the left hand side.

Outside

Vine House is approached from the lane via black wrought iron gate onto a large gravel drive with ample parking, a double garage with electric up and over doors, power, light and storage above and a double carport with power and light and a large workshop attached to it. A side gate leads to the beautifully kept and manicured south facing rear garden which is mainly laid to lawn and bordered by a stone wall, mature hedging and fencing. There is a large terrace which runs the length of the property with raised flower and shrub beds and enjoys views over the pretty river at the end of the garden and the stunning surrounding countryside. There is a useful timber shed.

Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating system.

Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: F

Property Information

Broadband - Standard, superfast and ultrafast broadband is available. Mobile phone network coverage is available inside and outside (Information from Ofcom <https://www.ofcom.org.uk>)





Shroton, Blandford Forum

Approximate Area = 3364 sq ft / 312.5 sq m (includes garage & excludes lean to & carport)

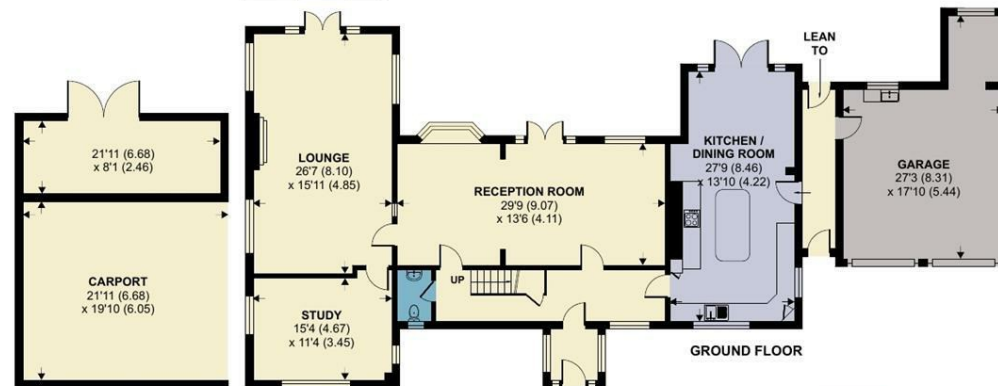
Outbuilding = 177 sq ft / 16.4 sq m

Total = 3541 sq ft / 328.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

OUTBUILDING

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

CBA July 2023 revised Oct 2023 & April 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1000276



01258 473766
 Symonds & Sampson LLP
 Agriculture House Market Place, Sturminster Newton, Dorset,
 DT10 1AR
 sturminster@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

