



Three Parishes, Hugglers Hole, Sedgemoor, Wiltshire

Guide Price
£850,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A detached house of about 2000 sq ft with fine far-reaching views, private south-facing garden and adjoining field. In all just under 3 acres.

Three Parishes, Hugglers Hole, Sedgehill, Shaftesbury, Wiltshire, SP7 9HG

- Detached house of about 2000 sq ft
- Stunning far-reaching countryside views to the rear
 - South facing terrace and garden
 - Adjoining field of 2.46 acres. In all 2.97 acres
 - Excellent family kitchen/dining room
- Dual aspect sitting room with wood burning stove
- Master bedroom with balcony and ensuite bathroom
 - 2/3 further bedrooms, family bathroom
- Sought after area on Wiltshire / Dorset border
- Ample parking and garage. No onward chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766





Three Parishes is a modern dwelling originally built as a bungalow in 1986 of stone elevations under a pitched slate roof. In 2006 the dwelling was substantially extended by the addition of a tasteful two storey wing, which has been fitted to a high specification, and takes advantage of the elevated position and stunning southerly views. At the same time the whole roof was renewed and new Upvc double glazing installed throughout.

The front door opens into a good sized hall off which is a sitting room. This is a lovely dual aspect room, with a large bay window and a wood burning stove in a Melbury Stone fireplace. On the other side of the hall are three bedrooms and a family bathroom, along with access to the integral garage. Steps from the hall lead to a lower ground floor and an impressive triple aspect, open plan kitchen/dining room, with French doors to the south-facing terrace. The well fitted kitchen has an island unit with breakfast bar and hob, granite worksurfaces, Bosch double oven and integral dishwasher and there is ample space for a family table. Off the kitchen is a utility room with a back door to outside. Stairs rise from the hall to the first floor master bedroom which is a lovely light and bright room, with a balcony and stunning uninterrupted views out to Duncliffe to wake up to. The ensuite bathroom has a large corner bath and a separate shower.



Situation

The hamlet of Sedgehill is set amidst the gently rolling landscape of the Blackmore Vale, close to where North Dorset meets South Wiltshire. Although the location of Three Parishes is a rural one, it is by no means isolated, with a handful of neighbouring properties. The thriving villages of Motcombe and Semley are a short distance away. Also close at hand are the towns of Shaftesbury, Gillingham and Mere, each of which have shopping facilities, while the former two are serviced by supermarkets, highly regarded secondary schools, professional services, medical facilities and leisure centres. Gillingham and Tisbury also provide mainline rail services to London (Waterloo) in under 2 hours, and the West Country.

The local road network gives ready access to the other main towns in the area including Bath, Salisbury and Sherborne. The nearby A303 trunk road links with the M3, making London accessible for motorists, while the South Coast is also within reach. Many families are drawn to the area by

the quality of life and the many excellent state and private schools.

Located in a beautiful area, this is an ideal base to explore the attractive surrounding countryside which offers a variety of pursuits such as walking, riding and cycling, as well as traditional field sports. Golf courses are to be found at Tollard Royal, Salisbury, Sherborne, Warminster and Wincanton and there are regular race meetings at Bath, Salisbury and Wincanton. The area is spoilt for excellent dining pubs, and there are many places of interest such as Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House, Stonehenge and the Fovant Badges. The property is also within striking distance of many of the region's top private schools.

Directions

From Shaftesbury take the A350 north towards Warminster for 2½ miles. Take the first left signed Motcombe and travel ½ mile to Three Parishes on the left hand side.

Outside

The property is approached through wrought iron double gates to a brick paved entrance and parking area with a substantial timber shed and integral garage with electric roller door, power and light. The gardens encircle the house with the main lawn being to the south and having flower and shrub borders, a variety of plants, some mature trees and hedges and a greenhouse. The garden and house plot measure 0.5 acres. Immediately beyond the garden is a field measuring 2.46 acres of gently sloping pasture enclosed by mature hedgerows and with a mains water connection.

Services

Mains water and electricity are connected to the property. Private septic tank drainage. Oil-fired central heating.

Local Authority

Wiltshire Council Tel: 0300 4560100
Council Tax Band: E



Property Information

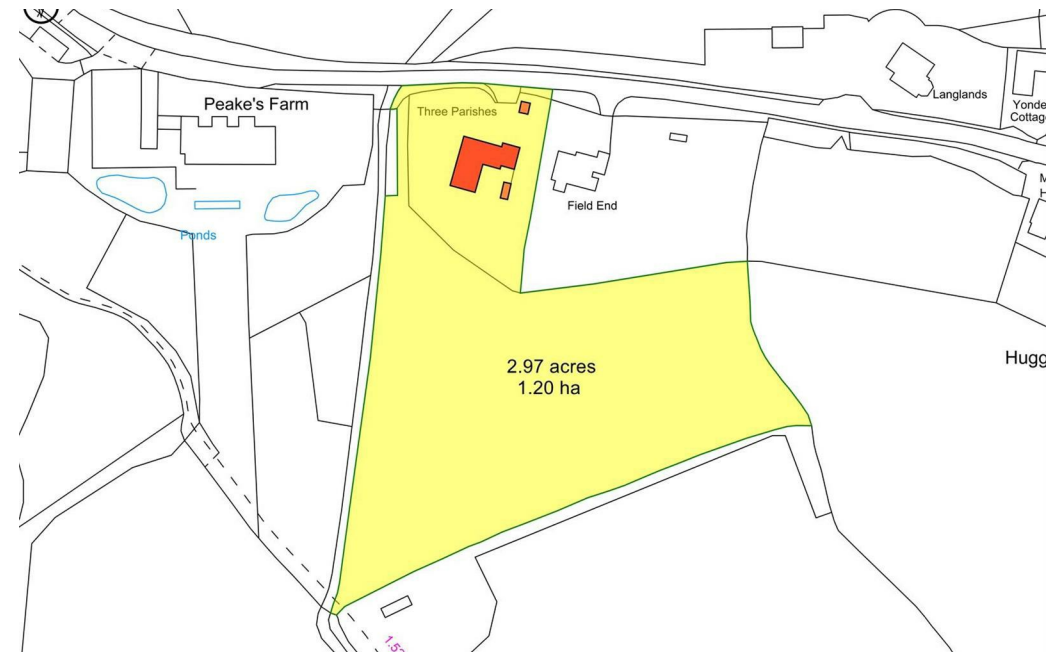
Broadband - Standard and ultrafast broadband is available.

Mobile phone network coverage is available inside and outside

(Information from Ofcom <https://www.ofcom.org.uk>)

Agent's Note

Wiltshire Council issued a Certificate of Lawful Use or Development on 8th May 2024 - application reference number PL/2024/02304. The certificate is for a ten year continuous breach of an agricultural occupancy condition. The Council is satisfied that the property known as Three Parishes has been occupied without compliance with the agricultural occupancy condition No 4 imposed by the original outline consent reference S/1985/0270 for the dwelling, for a continuous period of ten years since January 2014 to the present and immunity from enforcement action accrues under s171B(3) TCPA 1990 as amended. The dwelling can be legally owned and occupied unrestricted by occupation.



Hugglers Hole, Semley, Shaftesbury

Approximate Area = 1830 sq ft / 170 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 2118 sq ft / 196.7 sq m

For identification only - Not to scale



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2024. Produced for Symonds & Sampson. REF: 1122105



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