



Brooklands Barn, Fontmell Magna, Shaftesbury, Dorset

Guide Price
£1,100,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An extended, detached and beautifully presented single storey dwelling with a range of stables, buildings and manege set in about 3.5 acres on the edge of the village.

Brooklands Barn, Fontmell Magna, Shaftesbury, Dorset, SP7 0JP

- A beautifully kept property on the edge of the village
 - Detached extended single storey dwelling
 - Range of stables, buildings and manege
 - Lovely south facing garden and terrace
 - 24' kitchen / dining room
- 3 double bedrooms, 3 bath/shower rooms (2 ensuite)
 - Well kept fields. In all 3.46 acres.
- Tranquil edge of village location with Fontmell Brook trickling by
 - Sought after village between Shaftesbury and Blandford
- Pub, school, church, village hall, shop and post office

Viewing strictly by appointment
Symonds & Sampson
01258 473766





An extended, detached and beautifully presented single storey dwelling with a range of stables, buildings and manege set in about 3.5 acres on the edge of the village.

Brooklands Barn is built of stone and timber clad elevations under a pitched tiled roof. The current owners have carried out a comprehensive programme of refurbishment and extension and the dwelling now offers very well laid out and well presented accommodation with good sized rooms. From the hall there is an excellent family kitchen / dining room of over 24' with a wooden floor and a contemporary slate grey range of wall mounted and floor standing units with soft close cupboards and drawers, integrated appliances and bi-fold doors to a south facing terrace. The sitting room also has a wooden floor and French doors to outside. The master bedroom is a super dual aspect room with doors to outside and a modern ensuite shower room. Bedroom two also has an ensuite shower room and there is a further double bedroom and a family bathroom.

Outside is a veranda, a south facing terrace, a beautifully maintained south facing lawn, car port stables, buildings, manege and fields. To the rear of the dwelling the Fontmell Brook meanders quietly along the northern boundary. In all 3.46 acres.

The gardens and grounds as a whole are approximately 3.46 acres and comprise 2 paddocks an immaculate manege and stables: 3 loose boxes, large feed and storage area with a sliding door, tack room, hay store which can be used as an additional stable, quad/store room with space to create further stables. 2 new greenhouses and a summer house.



Situation

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community, village hall, surgery, primary school, church, pub and village shop and there are some amazing views over the dramatic surrounding countryside. Blandford Forum and Shaftesbury cater for everyday needs and the large towns of Poole, Bournemouth and the cathedral city of Salisbury are within 45 minutes' drive. There is some fantastic walking and riding countryside in the immediate area and excellent schools in both state and private sectors. There are good road links to Gillingham for rail services to London Waterloo and the A303 is also accessed just north of Gillingham.

Directions

From Shaftesbury head south on the A350 and in the village turn right at The Fontmell pub and then right on to West Street. Continue to the end of West Street and Brooklands Barn will be on the right hand side just before leaving the village.

Outside

The property is approached from West Street via a wooden five bar gate on to a gravel drive. There is ample parking for a number of cars and a timber car port. The main garden is to the front of the house and is a lovely, beautifully maintained south facing lawn. A path leads from

the side of the house where there is a summerhouse and a timber decking area down by the brook. A track leads to the stables and buildings and five bar gates give access to the two fields. The stable block comprises a concrete yard, three loose boxes, a covered yard / wash area and a tack room whilst to the rear is a hay and feed store. There is a 22' x 20' double garage with a concrete floor, power, light and a personnel door. The school is sand with post and rail fencing and the fields are also fenced with mains water.

Services

Mains water and electricity are connected to the property. Private drainage via treatment plant. Oil fired central heating system.

Local Authority

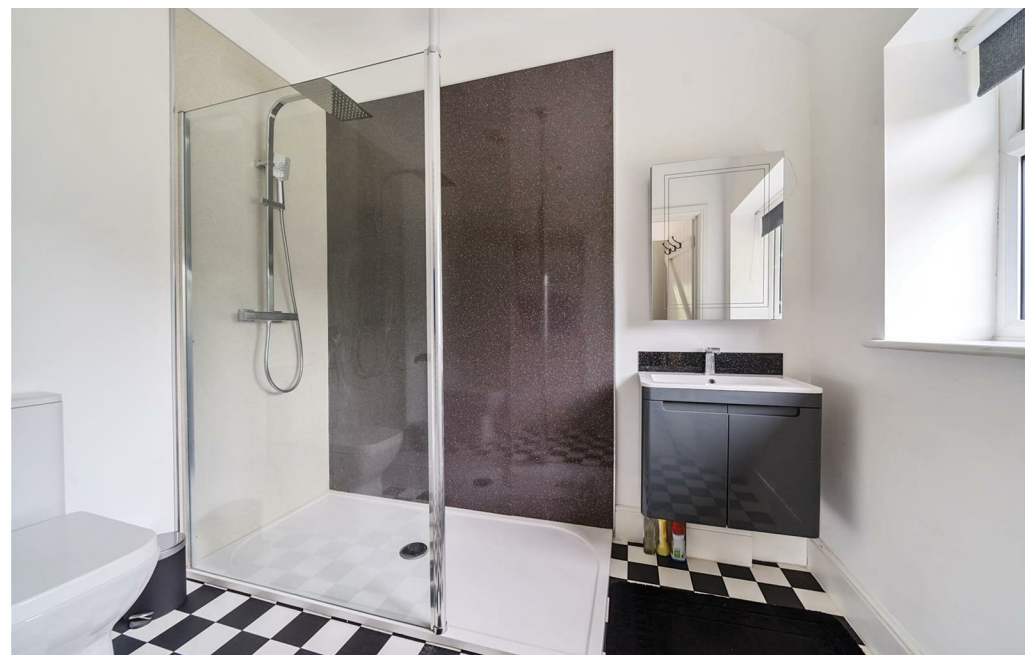
Dorset Council Tel: 01305 221000
Council Tax Band: D

Property Information

Broadband - Standard and ultrafast broadband is available.
Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three Network)
(Information from Ofcom <https://www.ofcom.org.uk>)

Flooding – the Government's flood risk assessment at

<https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property.
The owners report there have been no issues for this property with flooding during their or previous ownerships.





Fontmell Magna, Shaftesbury

Approximate Area = 1907 sq ft / 177.1 sq m (includes double garage and excludes carport)

Outbuildings = 861 sq ft / 80 sq m

Total = 2768 sq ft / 257.1 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

GWB May 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1129155



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