



## Brook House, Church Street, Fontmell Magna, Shaftesbury, Dorset

An historic Grade II listed detached house, thought to date from the 1500's with later additions up to the 18th century, set in wonderful gardens in the heart of the village.

Guide Price

**£850,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Brook House, Church Street, Fontmell Magna, Shaftesbury, Dorset, SP7 0NY

- An historic Grade II listed detached house
- Dating from the C16 with C17 & C18 additions
  - Heart of the village
- Glorious rear garden sloping gently down to the Fontmell Brook
  - Thatch replaced in 2017
  - Parking and garage
- Village with pub and village shop with Post Office
  - Good communication links to Blandford and Shaftesbury
  - No forward chain

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





Brook House is built of local stone and timber frame with brick infill and flint under a half-hipped thatched roof. Set in the heart of the village, the house is set back with a small front garden with a lavender bordered path leading to the front door.

The entrance hall has the study to the left down a couple of steps. A very comfortable sized room with a tripartite casement window to the front and parquet flooring. Adjacent is the splendid double reception room which is very much the heart of the house. With its magnificent inglenook fireplace with a copper hood and Bressumer beam and parquet flooring, the sitting room links together the house. There is a sun room on the garden side, stairs to the upper level and a door through to the dining room and kitchen beyond.

The dining room is of a good size with a dual aspect and beams and lies conveniently adjacent to the kitchen.

The kitchen has a range of wall and floor units, an oil fired

Aga, a walk in larder and is entered from the inner hallway or via the external kitchen door which in turn leads to the parking and garage. A staircase from the kitchen rises to a sizable landing with the first three bedrooms and family bathroom. Bedroom 1 links through to two further bedrooms and bathroom meeting stairs on the landing that descend to the sitting room below.

#### Situation

Fontmell Magna is a charming North Dorset village some four miles south of Shaftesbury. The village has an excellent community, village hall, primary school, church, pub and village shop, with Post Office, and there are some amazing views over the dramatic surrounding countryside, much owned by The National Trust. 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 for approximately 4.5 miles from Ivy Cross roundabout. At the bottom of the hill in the village, turn right onto Church Lane and follow the lane up the hill and Brook house will be found on the left hand side by the village triangle.

From Blandford, head north on the A350. On entering the village, go half way down the hill turning left signed Bedchester and proceed along to the village triangle where Brook House is on your right.

#### Outside

Brook House is set in glorious enclosed gardens with a hedge to one side and a brink and flint wall to the other and to the far end bordering the Fontmell Brook chalk stream. Firstly, to the side is a parking area for a couple of cars and a useful brick built outbuilding and a garage. The garden is

made of shrub and flower borders, a magnolia tree, a magnificent Beech tree and rose beds throughout, all leading to the babbling Brook at the end of the garden. Undoubtedly, the Brook gives an idyllic setting with the summer house taking prime spot. Fontmell Down is a wonderful backdrop in the distance.

**Services**

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

**Local Authority**

Dorset Council Tel: 01305 221000  
Council Tax Band: G

**Property Information**

Broadband - Standard and superfast broadband is available.

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

## Church Street, Fontmell Magna, Shaftesbury

Approximate Area = 2514 sq ft / 233.5 sq m

Garage = 167 sq ft / 15.5 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 2760 sq ft / 256.4 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		
(69-80)	C		
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1118385



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