



## The Retreat, Mapperton Hill, Milton on Stour, Gillingham, Dorset

A detached and extended well presented cottage with beautiful gardens along with adjoining field and woodland. In all 5.86 acres.

Guide Price  
**£675,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## The Retreat, Mapperton Hill, Milton on Stour, Gillingham, Dorset, SP8 5QG

- Detached extended south facing house
- Beautifully maintained front and back gardens 0.70 acres
- Lovely adjoining 3.71 acre field and 1.45 acres of wood
  - Separate vehicular access. In all 5.86 acres
    - Large master bedroom with fine views
    - Two further bedrooms and bathroom
  - Two reception rooms, kitchen/breakfast room
    - Ground floor shower room
- Garage and off road parking. 2 miles to Gillingham
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





A detached and extended well presented cottage with beautiful gardens along with adjoining field and woodland. In all 5.86 acres.

The Retreat is a traditionally built south-facing stone cottage with brick quoins under a pitched tiled roof. Planning permission was granted in July 2001 to erect a two storey extension on the western gable adding significantly to the accommodation. The house is presented in excellent decorative order. There is the original front door into the sitting room but as part of the extension a new entrance was added which opens into a hall. There is a dual aspect dining room or ground floor bedroom with adjacent shower room. The well equipped kitchen has ample space for a table, a range of wall mounted and floor standing units, tiled floor and a Butler's sink. Integrated appliances included a double oven, electric hob, washing machine, dishwasher and a fridge. There are lovely views over the garden to the front. The sitting room is a lovely cosy room and has exposed ceiling beams, a door to the porch, a wood burning stove and stairs to the first floor.

Off the landing on one side of the stairs is bedroom two, a double room with fitted wardrobes, original fireplace and views over the garden. Bedroom three overlooks the garden to the rear and bedroom one is a superb triple aspect room at nearly 19' with fitted wardrobes and fine views over the gardens and field.

The cottage sits fairly centrally in its plot with large front and back gardens and adjoining field.

#### Situation

A small collection of houses and farms forms Mapperton Hill to the north of Milton on Stour and about two miles north of Gillingham and about two miles to the south of Mere. Milton on Stour is a small village with a primary school, garden centre and a church. About a mile away is the town centre of Gillingham with an excellent range of facilities, schooling and a mainline train station serving London Waterloo, Exeter and the West Country. The A303 is approximately 3 miles outside the village giving easy access via the M3 to London and the west.

#### Directions

From the centre of Gillingham head north on the B3092 passing the turnings to Milton on Stour where the property will be found on the left after about another mile.

#### Outside

The property is approached from the road on to a drive where there is a garage with power and light and off-road parking for three cars. A path through the front garden leads to the house. The gardens have been beautifully maintained and tended over the years and are a real feature of the property with plenty of pretty flowers, plants and shrubs to the front providing colour and interest along with mature hedges, a neat lawn and a summerhouse. The property is bounded at the rear with hedges interspersed with mature trees, a further large lawn and plenty of flower and shrubs. There is a very productive vegetable garden, paths mown through leaving areas for wildlife and a pond. To the north is a gate giving separate vehicular access to the field and woodland. There is also a pedestrian gate to the land which is a lovely field of level pasture with a belt of woodland. The field is stock proof with a mains water trough.

### Services

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

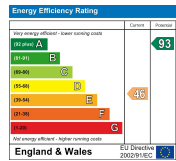
### Local Authority

Dorset Council Tel: 01305 221000  
Council Tax Band: E

### Property Information

Broadband - Standard and ultrafast broadband is available.

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



GWB June 2024

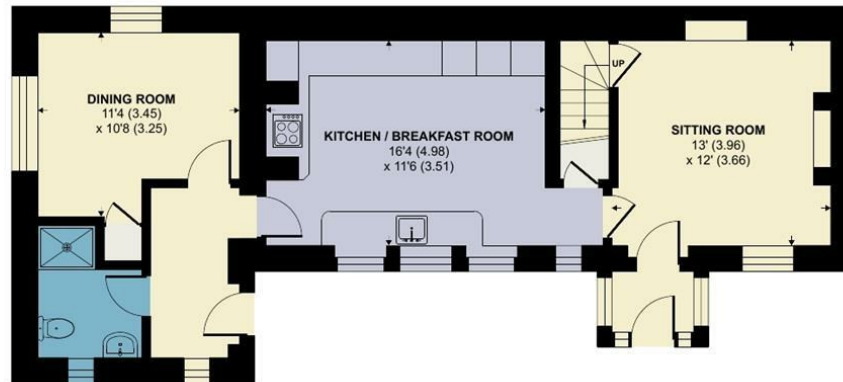
## Mapperton Hill, Milton On Stour, Gillingham

Approximate Area = 1285 sq ft / 119.3 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 1453 sq ft / 134.9 sq m

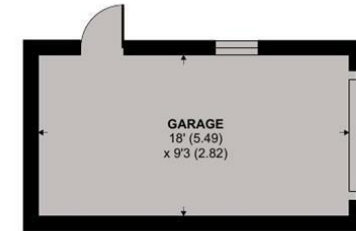
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FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1130376



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