

An aerial photograph of a large, two-story house with a complex roofline featuring multiple gables and dormers. The house has a mix of red brick and light-colored exterior walls. It is surrounded by lush greenery, including large trees and manicured lawns. In the background, there are rolling green hills and a few other buildings under a blue sky with scattered clouds. A dark green rectangular box is positioned in the top center of the image, containing the text 'Symonds & Sampson' in white and yellow.

Symonds  
& Sampson

# Sunnybanks

Woodlands Lane, Bagber, Sturminster Newton, Dorset



# Sunnybanks

Woodlands Lane  
Bagber  
Sturminster Newton  
Dorset DT10 2HS

An extended and very well presented country home with stables and land in a secluded yet accessible position



- A detached 4 bedroom home extending to almost 3,000 sq.ft
- Very light and spacious rooms boasting countryside views
  - Well presented and modern interior
  - Useful ground floor incorporated annexe
  - Brick garage and oak framed car port
- Stable yard comprising 4 stables, tack room and feedstores
  - 5 post and rail fenced paddocks
  - In total 4.12 acres (1.67 hectares)
- Private position down a no through drive

Freehold

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## THE DWELLING

The original dwelling was constructed in the 1960's and has been thoughtfully and sympathetically extended by the current owners over the last 20 years. The house takes full advantage of its south east aspect providing plenty of natural light to the large and spacious principle rooms and bedrooms.

On the ground floor is the 4th bedroom with bathroom and its own kitchen/living area and outside door, making it the perfect annexe for a relative or even to let. To the front is a separate tarmacked surface entrance and parking area and to the rear is a large level lawned garden with tree and shrub borders, dog kennel, greenhouses and vegetable plot.

The house boasts far reaching views over the Blackmore Vale countryside towards Bulbarrow Hill.

## ACCOMMODATION

Internally there is an excellent natural flow of rooms emanating from the entrance hall, with plentiful interconnecting doors. The rooms have been decorated and fitted out with no expense spared over the years, including recent updates.

The main sitting room has a stone surround fireplace with inset multi-fuel burner and French doors to a front veranda overlooking the paddocks. A wrap around rear extension dining room has an abundance of natural light and French doors to the rear garden.

Between the dining area and kitchen is a breakfast bar, and the kitchen is well equipped with solid wood cupboards, a large cooking range and circular island unit. A central snug room or library retains the original parquet flooring. With another outside door from the rear is a huge boot room leading to a WC and utility with an abundance of storage cupboards – essential for animal owners and outdoor folk.

Completing the ground floor is the 1-bedroom annexe with separate outside door.

The first floor landing and two main double bedrooms provide the best views which include all paddocks without having to leave the comfort of your home. Bedroom 3 is also a double and both bathrooms boast separate baths and large shower cubicles.

## OUTBUILDINGS

Enjoying direct access off Woodlands Lane is an original brick under tiled roof double garage and 3-bay timber frame car port.





## THE STABLE YARD

A concrete drive leads to a purpose-built concrete block under pitched roof stable block. This provides 4 boxes with hay store, feed room, rug room, secure tack room and lean-to garden store. See plan for dimensions. In front is a good sized concrete yard and loafing area with tracks leading away to the paddocks.

## THE LAND

Enclosed within a perimeter of thick hedgerows containing several mature broadleaf trees is the level and gently south east facing land. The productive clay loam soil is down to old pasture turf, perfect for horses.

There are 5 main paddocks divided by post and rail fencing, one containing a field shelter, together with 2 grassed areas used as a chicken run and general storage. Adjoining the stables is a large vegetable garden.

## SITUATION

One of the main assets of Sunnybanks is its private yet accessible location, being one of only two properties on Woodlands Lane. There is a good network of bridleways and footpaths from the doorstep to explore the Blackmore Vale on foot or horseback.

Bagber is a small rural hamlet located only 2 miles from the former market town of Sturminster Newton, which offers a small range of shops and cafes, a supermarket, primary and secondary schools and a leisure centre. The larger towns of Sherborne, Shaftesbury and Blandford are all within 10 miles. The area is renowned for its private schools, including the Sherborne Schools, Leweston, Bryanston and Claysmore.

## DIRECTIONS

From Sturminster Newton take the A357 west towards Sherborne. After 1 mile and just after the left turning to Puxey, take the first lane on the right and follow the drive to Sunnybanks. What3words ///bunny.serenade.warthog

## SERVICES

Mains water and electricity. New treatment plant. Oil fired central heating. Wessex Internet fibre broadband. Good mobile coverage inside and out on most networks.

## LOCAL AUTHORITY

Dorset Council - Tax Band E.

## VIEWINGS

By appointment only with the agents.





# Sunnybanks, Bagber, Sturminster Newton

Approximate Area = 2913 sq ft / 270.6 sq m (excludes carport)

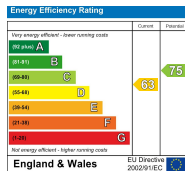
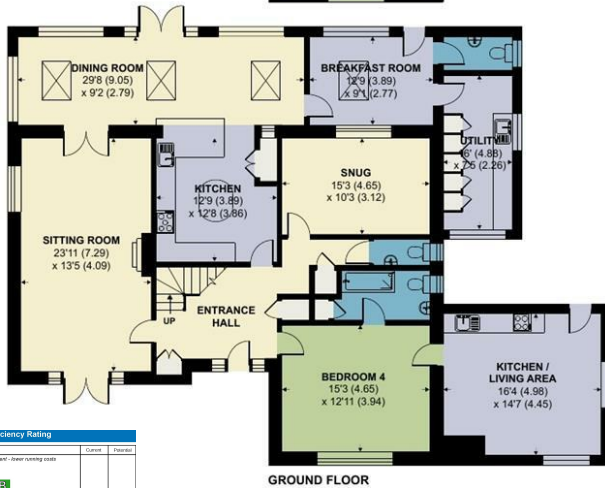
Limited Use Area(s) = 66 sq ft / 6.1 sq m

Outbuilding / Garage = 1803 sq ft / 167.4 sq m

Total = 4782 sq ft / 444.2 sq m

For identification only - Not to scale

Denotes restricted head height



**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Symonds & Sampson. REF: 1176899



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