

Symonds
& Sampson



Wards Hill

Church Hill, Stalbridge, Sturminster Newton, Dorset

Wards Hill

Church Hill
Stalbridge
Sturminster Newton
Dorset DT10 2LS

A 4/5 bedroom detached bungalow with tremendously versatile and spacious (about 3000 sq ft) accommodation and stunning views on the edge of the town along with a building plot with outline planning for a single detached dwelling.



- Approx 3000 sq ft detached 4/5 bedroom bungalow
 - Versatile accommodation with scope to divide
- 600 sq ft kitchen/dining room; 500 sq ft sitting room
 - Triple garage and range of outbuildings
- Stunning far-reaching views over The Blackmore Vale
- Outline Planning permission for separate detached dwelling

Guide Price £895,000

Freehold

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THE DWELLING

A spacious bungalow that has been extended and re-modelled to create a wealth of accommodation that offers fantastic flexibility to meet a range of different needs. The current owner has lovingly adapted and renovated the property to create a welcoming home, with enviable views of the surrounding countryside. In addition, outline planning permission has been granted for a single dwelling.

ACCOMMODATION

Please see floor plan, but in brief comprises two entrance porches, hallway, large kitchen/dining room, utility, play room/ bedroom 5, sitting room, four bedrooms, en suite to master, family bathroom, and studio. Outside there is a generous garden and several outbuildings.

OUTSIDE

The property has a private drive directly off Church Hill leading to a turning circle in front of the garages. The triple garage block measures 36' x 17 with up and over doors, power and light. A further range of outbuildings offers impressive amounts of workshop and storage space. The garden lies to the back (east) and side (south) of the bungalow with a large terrace on the southern side. The garden has a number of raised beds with a wide variety of plants and shrubs giving tremendous colour and interest. There are fantastic far-reaching views and tremendous sunrises over the Blackmore Vale. Wards Hill stands in a plot of just under half an acre.

Outline planning permission - see ref no. below - was granted in September 2024 for the demolition of existing Dutch Barn and erection of 1 no. detached dwelling. The proposed site measures about 0.44 acres including new drive and the new house (drawings to be approved) will have wonderful far-reaching views. See Dorset Planning Portal for further information.

SITUATION

Stalbridge is Dorset's smallest town boasting a busy traditional High Street with many shops and businesses including post office, butcher, hairdresser, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school. The market town of Sturminster Newton is approximately 6 miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a 20 minute drive. Road links are excellent with the A30 at Henstridge and A303 at Wincanton and Templecombe (3.5 miles) has a mainline railway to London Waterloo. The surrounding area has an abundance of good quality schools and some of the finest countryside with excellent walking, cycling and riding.

DIRECTIONS

What3words:///emeralds.drifter.arrives

SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.
New dwelling to be connected to services by the buyer and own treatment plant installed.

MATERIAL INFORMATION

Standard & superfast broadband is available.
Mobile phone network coverage is limited inside and likely outside - (coverage is best provided by O2 Network)
(Information from Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: F
Planning - Demolition of Dutch Barn & erection of 1no. detached dwelling (outline application to determine access only) P/OUT/2024/03690



Wards Hill, Church Hill, Stalbridge, Sturminster Newton

Approximate Area = 3565 sq ft / 331.2 sq m (includes triple garage)

Outbuilding = 1430 sq ft / 132.8 sq m

Total = 4995 sq ft / 464 sq m

For identification only - Not to scale

| Energy Efficiency Rating | Current | Potential |
|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| Band A | | |
| Band B | | |
| Band C | | |
| Band D | | |
| Band E | | |
| Band F | | |
| Band G | | |
| Very energy inefficient - 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1192369



SH October 2024



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT