



Symonds
& Sampson

Cedarfell House

Hartgrove, Shaftesbury, Dorset

Cedarfell House

Hartgrove
Shaftesbury
Dorset SP7 0AS

An imposing and spacious detached house with stunning countryside views and a large paddock, in all approximately 4.44 acres.



- Detached house with beautiful views over surrounding countryside
- 4 double bedrooms (1 ensuite) and family bathroom
 - 4 reception rooms and kitchen/breakfast room
 - Established and pretty gardens with patio
 - Ample off road parking and Double Garage
- Paddock with water connected measuring approx. 3.99 acres

Offers In Excess Of £875,000
Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE DWELLING

Cedarfell House is a spacious detached rural house built in 1991 of brick elevations under a pitched tiled roof. Cedarfell affords lovely views from almost all rooms of the gardens, large paddock and surrounding countryside often with stunning sunsets over the Blackmore Vale to the west.

Presented exceptionally well, the house offers generous reception rooms and large bedroom space connecting easily with wide hallways and landings.

ACCOMMODATION

See floorplan: In brief a well laid out family house with large hallway and landings with rooms flowing off from there.

OUTSIDE

A five bar wooden gate opens onto a drive leading to a large turning and parking area and a double garage. The double garage has electric up and over doors, a personnel door and stairs lead up to the first floor and subject to the necessary permissions would make an excellent studio or office. To the side of the garage is a greenhouse.

The front gardens are well established with colourful and varied flower and shrub borders, ornamental and fruit trees including plum, apple and pear and there is a vegetable plot.

Two pedestrian gates lead to the rear garden which is mainly laid to lawn with a patio and there are views over the paddock and surrounding countryside. The paddock is approximately 3.99 acres and has electric and water connected.

SITUATION

The rural hamlet of Hartgrove is three miles south of the Saxon hilltop town of Shaftesbury offering a range of boutique shops, pubs, restaurants, a supermarket and recreational and commercial facilities. Further south is the former market town of Sturminster Newton. A mainline railway station direct to London (Waterloo) is accessible at Gillingham, 6 miles away. On the doorstep is a network of country lanes, bridleways and footpaths to enjoy walking, cycling or riding. Melbury Hill and Fontmell Down provide open access for walking and riding.

DIRECTIONS

What3words:///flows.upsetting.spirit

SERVICES

Mains water, electricity and gas are connected to the property. Mains gas central heating system. Private drainage. Wessex fibre broadband installed.

MATERIAL INFORMATION

Standard & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Vodafone and EE Networks)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F

Agent's Note: Vehicular access to the paddock (which adjoins the rear garden) is along the B3091, approximately 100 yards from the house and is via a short Right of Way (maintained under "fair terms") over a neighbour's field.

Pedestrian access to the paddock is via a gate from garden.



Hartgrove, Shaftesbury

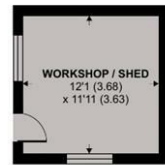
Approximate Area = 2437 sq ft / 226.4 sq m

Garage = 624 sq ft / 57.9 sq m

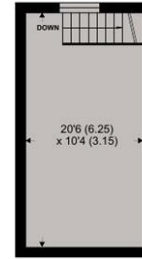
Outbuilding = 144 sq ft / 13.3 sq m

Total = 3205 sq ft / 297.6 sq m

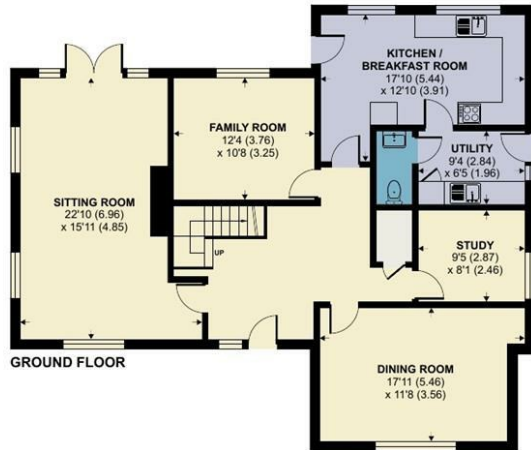
For identification only - Not to scale



OUTBUILDING



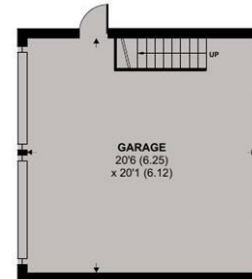
GARAGE FIRST FLOOR



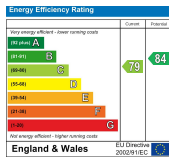
GROUND FLOOR



FIRST FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1033098



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01258 473766

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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