

Symonds
& Sampson



The White Post House

Todber, Sturminster Newton, Dorset

The White Post House

Todber
Sturminster Newton
Dorset DT10 1HY

A beautifully renovated stone house with a separate annexe and a range of barns and workshops in gardens and grounds of just over an acre.



 1.02 acre(s)

- Beautifully restored character house
- Approved PP for 2 storey extension
- Superb 23' x 15' family kitchen/ dining room
- Master bedroom with ensuite; 2 further double bedrooms
- Detached 1 bedroom annexe with sitting room, kitchen & bathroom
 - Games room and store
- Stunning gardens, lovely views and pond. In all 1 acre
- 2000 sq ft range of commercial buildings / workshops

Guide Price **£975,000**

Freehold

Sturminster Sales
01258 473766

sturminster@symondsandsampson.co.uk



THE DWELLING

The White Post House is a former Toll House believed to have been built originally in the late 1800s of local Marnhull stone with brick quoins under a pitched tiled roof. The current owners have carried out a comprehensive programme of restoration and improvement and the house is now presented in excellent decorative order. The heart of the house is a superb 23' family kitchen / dining room with stone tiled floors, central island with granite worksurfaces, range of wall mounted and floor standing units with oak worktops, bay window to the front, attractive exposed stone and bi-fold doors to the garden. The sitting room is a delightful room with a wood burning stove in a stone fireplace, wooden floor, alcove storage and deep window seat with storage below.

On the first floor the master bedroom has an ensuite shower room and is triple aspect with views over the garden and adjoining fields and there are two further bedrooms with views to the front, and a family bathroom.

Planning Permission was granted in May 2025 for a two storey and single storey extension giving a new master bedroom and ensuite on the first floor.

ACCOMMODATION

See floorplan:

Ground floor - Sitting room, kitchen/dining/living room, study, utility room, shower room.

First floor - Master bedroom with ensuite shower room, 2 double bedrooms, bathroom.

SITUATION

Todber is a small rural community situated approximately 1 mile from the sought after village of Marnhull which has a good range of facilities which include a post office, stores, chemist, newsagent, carpet/curtain shop, garage, inns, doctors surgery, churches, primary schools, recreation ground and bus services. The old market towns of Sturminster Newton and Shaftesbury are approximately 5 miles and have a wider selection of shops, supermarkets and facilities. Gillingham has the main railway station (Waterloo/Exeter) which is 6 miles distant and the Dorset coast is about an hours drive away.





OUTSIDE

The property is approached from the lane on to a gravel drive where there is ample parking for a number of cars. There is an attractive stone and brick double garage / games room with adjoining store.

An external wrought iron staircase leads to a first floor annexe with a good sized kitchen/sitting/dining room, a double bedroom and a shower room.

Double wooden gates from the drive open to the garden and the back of the house. A large stone south-east facing terrace is accessed from the kitchen and there are many attractive plants and shrubs giving a variety of colour. A path and steps from the terrace lead to the garden which is laid to lawn with a number of mature

trees and measuring about an acre. There are some wonderful views over the adjoining fields and a pond at the bottom.

OUTBUILDINGS

Accessed via a separate gate and on to a large gravel drive with ample parking for large vehicles, there are two commercial buildings both currently used as storage and workshops. Both buildings have power, light, roller and personnel doors.

DIRECTIONS

What3words:///bumping.dominate.pedicure

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

Council Tax Band: D

The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B		
B	C		
C	D		
D	E		
E	F		
F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Todber, Sturminster Newton

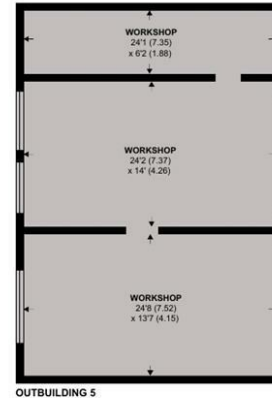
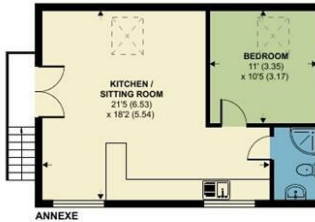
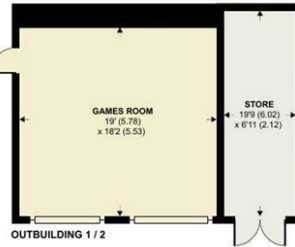
Approximate Area = 1639 sq ft / 152.2 sq m

Annexe = 481 sq ft / 44.6 sq m

Outbuildings = 1855 sq ft / 172.3 sq m

Total = 3975 sq ft / 369.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1334108



GWB August 2025



01258 473766

sturminster@symondsandsampson.co.uk

Symonds & Sampson LLP

Agriculture House, Market Place,

Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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