



Midsummer Barn, Compton Valence, Dorchester, Dorset

Guide Price
£850,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An attached stone built barn conversion, beautifully presented in a pretty hamlet, close to the county town of Dorchester.

**Midsummer Barn
Compton Valence, Dorchester
Dorset, DT2 9ER**

- Barn conversion
- Beautifully presented
 - Double garage
 - Swimming pool
 - En-suite
- Family/garden room
- Stylish kitchen with Aga

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

Midsummer Barn was sympathetically converted circa 1990, with handsome stone elevations under a slate tiled roof, not listed the property is able to enjoy modern advantages combined with some lovely character features.

The property is spacious and light, in excellent order and tastefully presented, nestled in a peaceful and pretty countryside setting whilst remaining in easy reach of Dorchester town, the county hospital and in school catchment for the Thomas Hardy school.

A wonderful family home, the accommodation comprises; a welcoming dining hall with exposed beams, flagstone floor and space for a good size table and chairs, there are double doors leading into the sitting room, a generous room with a chimney breast, stone hearth and wood burning stove at its heart, there are wall lights, TV connection and French doors onto the garden.

There is a separate study, a nice size room with fitted office furniture including book shelves, storage cupboards and drawers, very light with a window and glazed door onto the garden, a great space to work from home including good broadband speeds. The vendors currently use a broadband speed of 50Mbps provided by Wessex Internet however the village has recently been approved for BT fibre installation.



The kitchen/breakfast room is an eye catching and bright room. The kitchen was hand built and installed by Dorset Kitchens earlier this year and is fitted with a range of cupboards and drawers, glass fronted display cabinets and Halcyon Stone worktop with ceramic sink. There is built in seating with storage beneath to maximise space, an oil fired Aga, integrated dishwasher, fridge/freezer, and electric oven.

The utility room has space and plumbing for a washing machine and tumble dryer, there is also a handy cloakroom. The family room or garden room is again spacious and light with a high vaulted, partially glazed roof and glazed gable. A versatile space with a tiled floor and French doors into the garden.

Upstairs are four bedrooms, three are good size double bedrooms and all enjoy a lovely view or outlook of the surrounding countryside. The master bedroom is a particularly nice room with an en-suite to include a shower, bath, WC and basin. Leading off the bedroom is a mezzanine with fitted cupboards. There is also a family bathroom with

a timeless white suite.

The property benefits from double glazing, oil fired central heating and a further downstairs cloakroom.

Outside

Occupying a nice size plot the rear garden is walled and well kept. There is a large patio abutting the property with garden pond and ample space for garden furniture. The level lawn extends to well stocked shrub and flower borders and a variety of ornamental trees and a walk through leads to the pool area. The swimming pool (heated) is maintained with a roller cover and built in steps.

The front garden is mostly lawn and extends beyond the driveway with a variety shrubs and fruit trees, the driveway divides the garden areas and leads to parking and a detached double garage with power and light. Behind the garage is a working area with compost bins and log store.

Situation

Compton Valence is a small unspoilt village in an area of

outstanding natural beauty, surrounded by the hills of the Dorset Downs and has a pretty early Victorian church with a 15th century tower. The county town of Dorchester is about 7 miles and Bridport about 9 miles both provide an excellent range of shopping, educational, recreational and cultural facilities.

Services

Mains electric, private water and private drainage.
Oil fired central heating.

Broadband - Standard speed available

Mobile - It is reported that you are likely to have network coverage for outdoors but would need Wi-Fi calling for indoors (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council
01305 251010 or www.dorsetcouncil.gov.uk

Council Tax Band: F

EPC: D





Directions

From Dorchester proceed on the A35 headed west toward Winterbourne Abbas, after a couple of miles you drop down the hill turn right for the Old Roman Road, proceed over the crossroad and follow the road until you see the sign for Compton Valence drop down the valley into the village turn right up to Lower Dairy which is signed before the church.

What3Words///bolts.lightbulb.berated



Midsummer Barn, Compton Valence, Dorchester

Approximate Area = 2878 sq ft / 267.3 sq m (includes garage)

Limited Use Area(s) = 379 sq ft / 35.2 sq m

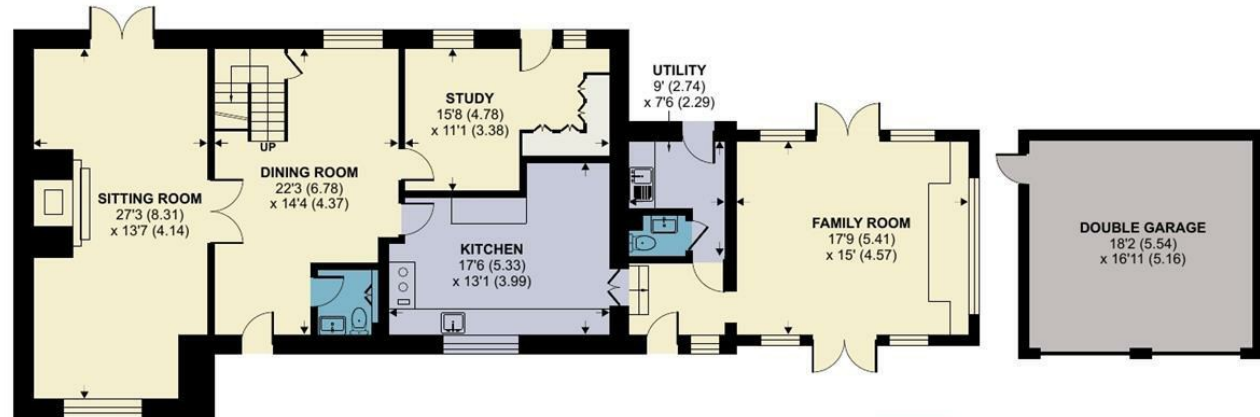
Total = 3257 sq ft / 302.5 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1037806



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/SPX/23.07.24 rev



01305 261008

Symonds & Sampson LLP
 Symonds & Sampson 9 Weymouth Avenue, Brewery Square,
 Dorchester, Dorset, DT1 1QR
 dorchester@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

