

An aerial photograph of a large, luxurious estate. In the foreground, a large house with a brown tiled roof features a prominent array of solar panels. To the left of the house, a swimming pool is surrounded by lush greenery and trees. The estate is set on a hillside, overlooking a vast, rolling landscape of green fields and dense woodlands. In the distance, a small village with white-walled houses and a church is visible on a hillside under a clear blue sky.

Symonds
& Sampson

Pittsteps

Chantmarle, Dorchester, Dorset

Pittsteps

Chantmarle
Dorchester
Dorset DT2 0HD

Set in a peaceful rural setting, and a plot of 5.65 acres, is this detached bungalow with self-contained annexe and outdoor heated swimming pool.



- Agricultural tie
- 5.65 acres
- Barn and wood yard with separate farm vehicle access
- Additional one-bedroom cottage
- Outdoor heated swimming pool
- Solar panels feeding back to the grid
- Peaceful rural setting

Guide Price £995,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



PITTSTEPS

An agricultural tied detached bungalow which has been updated by the current vendors to create a light and spacious family home enjoying a peaceful rural setting and countryside views.

ACCOMMODATION

A pathway from the driveway leads to the covered porch and main entrance. Upon entering, you will find the utility room, a generously sized area with worktops, a Belfast sink, storage cupboards, and space with plumbing for white goods. Adjacent is a cloakroom with a WC and hand-wash basin, along with a stable door providing access to the garden.

Opposite the utility room is the kitchen/dining room, a perfect blend of traditional and contemporary design. It features an electric AGA and cream timber shaker-style units paired with timber work surfaces, including another Belfast sink. Connected to the kitchen/dining room is the snug, a cosy yet bright room with built-in storage and a door to the rear garden.

A door from the kitchen/dining room leads to the sitting room, a large area highlighted by a wood-burner set within a timber and brick surround, complemented by a stone hearth, creating a beautiful focal point in this room with windows on three sides. Sliding doors open to the front garden.

On the opposite side of the house, the principal bedroom is bright and airy with ample space for furniture. The ensuite is tastefully finished with a shower cubicle, WC, hand-wash basin and heated towel rail.

Bedrooms two and three are comfortable double rooms overlooking the rear garden, while bedroom four is a bright single room with a similar view.

The large family bathroom is equipped with a roll-top bath, a separate shower cubicle, a WC, a hand-wash basin and a tiled floor with underfloor heating.



OUTSIDE

Pittsteps is set in a tranquil environment on extensive grounds, offering exceptional privacy. A driveway leads from the entrance gates to the front of the property, bordered by mature shrubs and planting, creating an elegant, leafy entrance.

There is a large parking area between the main house and Stable Cottage, with the latter benefiting from its own dedicated parking area on the opposite side.

The overall plot spans 5.65 acres and presents an entirely captivating setting. The house is positioned between the front and rear gardens, both well maintained to create distinct areas of interest. There is a discreet courtyard immediately outside the property, in addition to a summerhouse/games room.

A path divides the garden and leads to the heated outdoor swimming pool, which features a pool room with changing facilities, a WC, a shower, a kitchenette, and a plant room.

The remaining land consists of a paddock with a barn and a stunning area of woodland.





STABLE COTTAGE

This beautifully-finished annexe which is currently used as a successful holiday let, but could equally provide secondary accommodation for a multigenerational family.

ACCOMMODATION

The kitchen, dining, and sitting room form a fantastic open-plan space, complete with a contemporary wood burner.

The bedroom has ample space for additional furniture and features an en-suite with a shower cubicle, WC, and hand wash basin.



SITUATION

The delightful hamlet of Chantmarle lies in an AONB between the popular villages of Cattistock and Evershot. The surrounding countryside is generally regarded as some of the finest in the county, and has many associations with the novels of Thomas Hardy. Nearby Evershot has a pub, church, village school, shop, bakery and restaurant. It is, for the most part, made up of handsome period houses and cottages, for which the area is well known.

The county town of Dorchester, Bridport, Beaminster, the regional centre of Yeovil, and Sherborne are all within short motoring distance, as is the Dorset coast.

DIRECTIONS

[what3words///stability.convert.name](https://www.what3words.com/stability.convert.name)

SERVICES

Mains water and electricity.
Oil fired central heating.
Private drainage.
Privately owned solar panels that feed back to the grid.

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)



Council Tax Band:
D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

We are advised by the vendor that the property has never flooded. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>

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



Pittsteps, Chantmarle, Dorchester

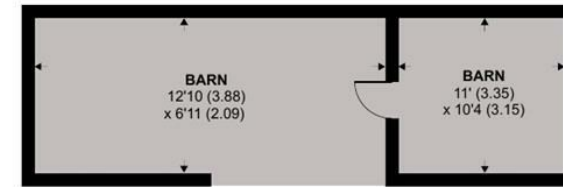
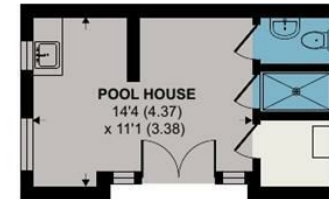
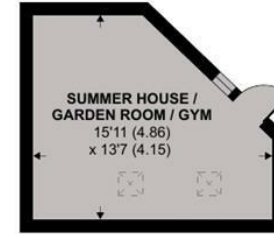
Approximate Area = 2439 sq ft / 226.5 sq m

Barn = 366 sq ft / 34 sq m

Outbuildings = 398 sq ft / 36.9 sq m

Total = 3203 sq ft / 297.4 sq m

For identification only - Not to scale



Dorchester/ATR/10.11.2024 rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1146070



01305 261008

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



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