



Symonds
& Sampson

The Den

Ansty, Dorchester, Dorset

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Ansty, Dorchester

Dorset, DT2 7PN

This exceptional Passivhaus is the first of its kind to be built and certified in Dorset. Expertly designed and constructed to the highest standards, it is an architectural gem. The home features three spacious double bedrooms, an en suite shower room, a wrap-around garden, and a garage.



- Certified Passivhaus

- Exceptional eco-friendly credentials and low carbon footprint

- Detached house
- Three double bedrooms
- En suite shower room
- Wrap-around garden

- Off road parking and garage behind electric gates

- Countryside views
- Peaceful village setting
- No forward chain

Guide Price £750,000

Freehold

Dorchester Sales
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THE PROPERTY

Designed by Conker Conservation and built for the current owners, this detached property features three double bedrooms and is nestled in a private setting near open countryside. It sits adjacent to the Fox Inn, a popular pub, in the rural village of Ansty. Constructed with a highly engineered timber frame, the house is clad in Siberian Larch, which has weathered to a beautiful soft grey. The solar PV and solar thermal panels, designed to blend seamlessly with the roof, complement the triple-glazed Fakro roof lights.

The interior emphasises simplicity and style. Timber flooring was installed upstairs, while the ground floor features polished concrete. The ground floor accommodates two double bedrooms and a modern family bathroom. The master suite is located on the first floor and includes an en suite shower room. The spacious kitchen/diner is designed with style in mind, featuring integral appliances, a large kitchen island, and ample room for a dining table.

On the first floor, the large living room offers stunning countryside views, is filled with natural light, and includes a log burner. The room's vaulted ceiling adds to the airy ambiance. From the sitting room a mezzanine provides a separate study or what could be easily be used as a fourth bedroom if needed. Additionally, a plant room is discreetly tucked away on the second floor.

OUTSIDE

The private wrap-around gardens, mostly laid to lawn, enjoy a sunny South/Southwest-facing aspect. A hot tub is tucked away in a secluded corner for added privacy. Off-road parking for at least three vehicles is located next to the garage, which features an electric door, as well as a covered area perfect for summer barbecues. All of this is neatly enclosed behind secure electric gates.





SITUATION

Ansty is a delightful rural village in the heart of Dorset on the western slopes of Bulbarrow Hill, in an Area of Outstanding Natural Beauty. Local facilities include a farm shop/general store, village hall, church and the popular public house "The Fox Inn", with Cheselbourne Primary village school only a short distance away.

The larger centres of Blandford Forum (about 10 miles), Dorchester (about 14 miles) and Poole (about 24 miles) offer a large selection of shops, recreational, educational and cultural facilities. There are mainline railway stations at Dorchester (South and West) and Poole with services to London Waterloo and the West Country.

Sporting facilities within the area include golf at Dorchester, Blandford and Sherborne; racing at Wincanton, Salisbury, Taunton and Bath; sailing and water sports along the world Heritage Jurassic coastline. There are numerous footpaths and bridleways within the immediate vicinity for walking and riding across the glorious rolling countryside.

DIRECTIONS

What3words///press.bootleg.consonant



SERVICES

PV Solar for Electricity and Solar Thermal for Water
Details of Internal Ventilation System; A PAUL NOVUS 300 MVHR supplied by the Green Building Store
Annual Income from selling electricity to the grid: £800pa
Certification/Accreditation: International Passivhaus Association
Drainage: Vortex 6 Septic Water to Water Filtration System
Mains Water Supply
Fibre Broadband supplied by Wessex Internet
Insurance: £538pa

Broadband - Ultrafast speed available
Mobile - You are likely to get mobile coverage outdoors and have limited coverage indoors (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

Please scan QR code for more information

Passivhaus properties are designed to be nearly zero-energy, consuming only one-tenth of the energy used by conventional homes. The enhanced building envelope offers multiple benefits, including greater comfort throughout the home, improved sustainability of the building materials, and superior insulation that eliminates thermal bridging. Additionally, Passivhaus homes feature airtight construction, high-quality windows, and effective ventilation systems. To achieve Passivhaus certification, The Den has been meticulously designed and constructed, offering prospective owners assurance of its quality and credentials.

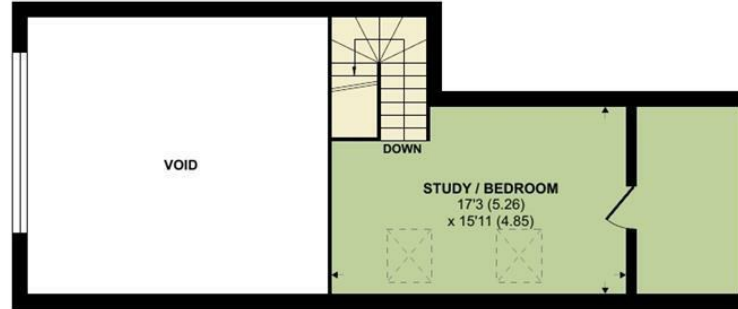
Ansty, Dorchester

Approximate Area = 1962 sq ft / 182.2 sq m (excludes void)

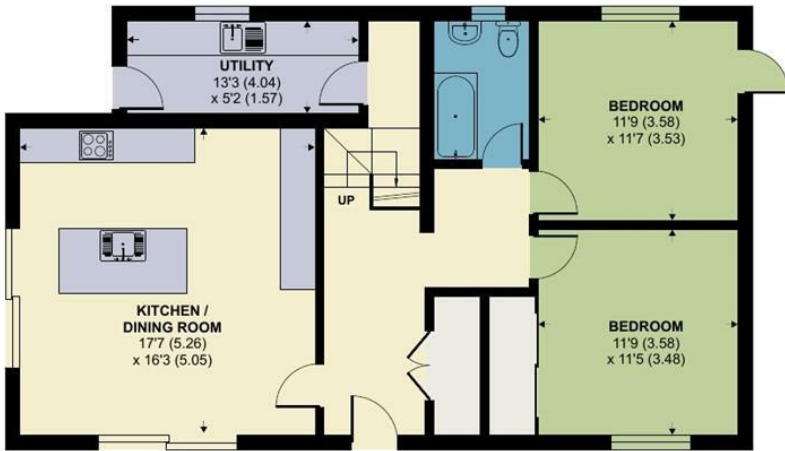
Garage = 197 sq ft / 18.3 sq m

Total = 2159 sq ft / 200.5 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - 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). © nctecom 2024. Produced for Symonds & Sampson. REF: 1189783



Dorchester/ATR/08.10.2024



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