



Symonds
& Sampson

Flintcomb Ash

Piddletrenthide, Dorchester, Dorset

Flintcomb Ash

Piddletrenthide, Dorchester
Dorset, DT2 7RD

A wonderfully situated house in an idyllic setting, with landscaped grounds, pasture and commercial nursery (Agricultural Occupancy Condition). Set within a 9.22 acre plot.



- Detached house with Agricultural Occupancy Condition
- Entrance hall. Dining room. Kitchen/breakfast room.
- Sitting room. Study. Utility room. Separate WC. Boot room
- Principal bedroom with en suite bathroom.
- Three further bedroom. Family bathroom
 - Second floor attic room. Store room
 - Garage. Landscaped gardens.
 - Paddock 5.15 acres
- Commercial nursery with packing shed
 - 9.22 acres in total

Guide Price £1,250,000
Freehold

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THE PROPERTY

Flintcomb Ash is a thoughtfully designed family house, built in about 1994, providing a wealth of character with comfortable and flexible accommodation.

The house enjoys a delightful and idyllic setting, to the edge and above the Piddle Valley. There is a glorious outlook from the sun terrace over the surrounding landscaped garden with its rose arbour, variety of specimen trees and plants to the outer garden and rill.

There are some outstanding distant views from the higher ground across the rolling Dorset downland.

OUTSIDE

A five-bar timber gate opens to the gravelled parking to the front (north west) side of the house. There is a grass bank with border leading up to the roadside hedge/railings. A side gate and path with a prolific *Lonicera Pileata* border to one side leads to the main garden. The Yorkstone terrace is a delightful sheltered sun trap overlooking the adjacent gravelled area with steps onto the principal lawn which rises to *Viburnum Tinus* hedging and a vista to the outer garden beyond.

To the east side of the garden is an arbour with vines and honeysuckle. A path leads through the hedge to an enchanting brick parterre with *Santolina Incana* hedges and thence to the spectacular rill with pleached lime trees. Beyond is a grass area and to one corner is a gate to the field. Screened prolific vegetable garden. Water standpipe. Soft fruit cage. Polytunnels.

THE FIELD

The useful field is adjacent and to the east side of the garden with road frontage. 5.15 acres.





NURSERY

A commercial nursery has been run at this property since the early 1990s, although trading has ceased. It provides an excellent facility for anyone looking to continue in this line of business and to ensure compliance with the agricultural occupancy planning condition on the house.

The buildings comprise a Packing Shed of block construction with potting and propagating area, office and WC, a three bay open fronted shed and three main polytunnels (2 x single span 64' x 24' each and 1 twin span 64' x 46'). Concrete standings for trolleys and three block built compounds.

Mains water is supplied and stored in a 55,000 litre tank, with 63mm pipe runs around the polytunnels and beds (reducing to 40mm at the far end of the site). The total area of the nursery is about 3.02 acres.

SITUATION

Flintcomb Ash is situated just outside and to the east of the popular village of Piddletrenthide which has a variety of local amenities, including a store/post office, church, two public houses, village hall, a well regarded modern first school and a hairdresser.

Dorchester, about 9 miles to the south, has an excellent range of shops, recreational and education facilities, the

renowned Dorset County Hospital as well as rail services to London Waterloo and to Bristol Temple Meads. Sherborne is about 12 miles to the north. Cross channel ferries can be accessed from Poole. The area is well served with a wealth of foot and bridle paths for walking and riding.

The area is well placed for both state and independent schools, including Thomas Hardye and Sunninghill in Dorchester, the Sherborne Schools, Leweston, Perrott Hill as well as Bryanston, Canford, Milton Abbey, Clayesmore, Bryanston Prep, Port Regis and Sandroyd.

DIRECTONS

what3words///spared.awakening.homelands



SERVICES

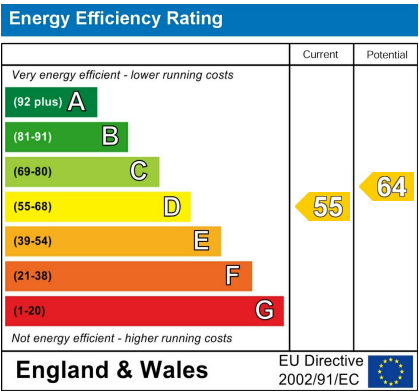
Mains water and electricity.
 Oil fired central heating. LPG (kitchen).
 Private drainage.
 Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Broadband - Standard speed available
 Mobile - Likely coverage both indoors and outdoors on the O2 network. (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

Fintcomb Ash is subject to an Agricultural Occupancy Condition.
 'The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.'



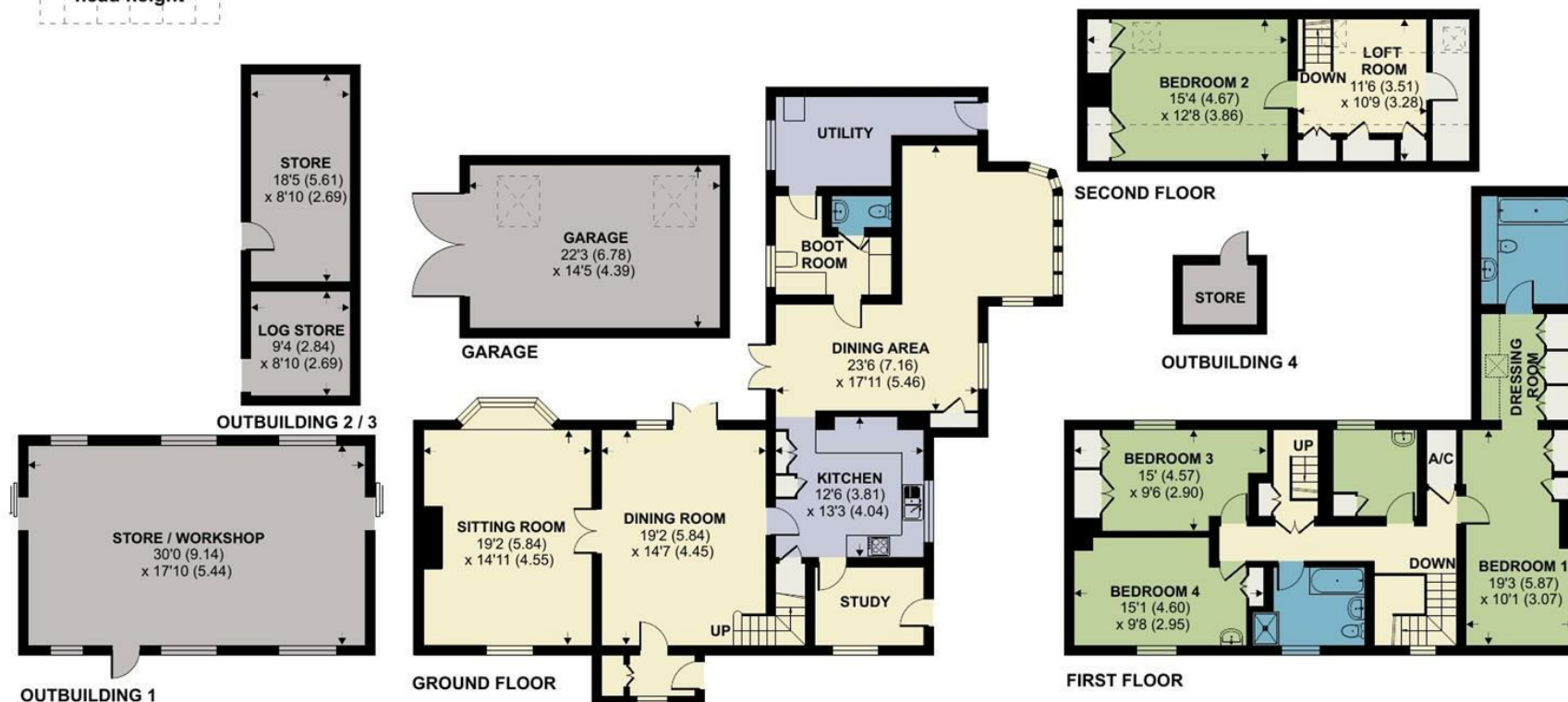
Flintcomb Ash, Piddletrenthide, Dorchester, DT2



Denotes restricted
head height

Approximate Area = 2746 sq ft / 255.1 sq m
Limited Use Area(s) = 222 sq ft / 20.6 sq m
Garage = 324 sq ft / 30.1 sq m
Outbuildings = 816 sq ft / 75.8 sq m
Total = 4108 sq ft / 381.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1166740



Dorchester/ATR/16.05.2025



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