





# Rowden Mill Lane, Stourton Caundle

Hidden away at the end of a quiet no-through lane, this beautifully renovated four-bedroom detached home offers a rare blend of modern luxury and countryside charm. With rolling fields on your doorstep, you'll wake up to birdsong, spot deer grazing nearby, and watch hares hopping across the landscape—a true haven for nature lovers.

Designed as a forever home, this property has been thoughtfully transformed to offer spacious and adaptable living. The heart of the home is the elegant sitting room, where an open fire with a sandstone surround creates a cosy, inviting space. The plant room brings the outside in, while the games room offers a fantastic area for entertainment or relaxation and could be used as a fifth bedroom, if required and allows for multi-generational living.

With three generous double bedrooms and a spacious single bedroom, a luxurious family bathroom, and a stylish separate shower room, this home is as practical as it is beautiful. Every detail has been carefully considered to blend comfort with contemporary design.

Step outside into your private, enclosed garden, a safe haven for children and pets, while a second garden area which borders Caundle Brook, adds an extra touch of magic to the 0.44-acre plot. There's also ample parking, making it convenient for family and visitors as well as providing storage for a caravan, horse box, boat or motor home.

If you've been dreaming of peaceful country living without sacrificing modern style, this home is your perfect escape.

Don't miss out—schedule your viewing today!









## The Property

### Accommodation

#### Inside

##### Ground Floor

A stylish contemporary door opens into a bright and spacious welcoming entrance with access to the main ground floor rooms. The sitting room enjoys a triple aspect with windows to the front and side and French doors that open to the plant room with outlook to the rear. The sitting room also has a beautiful sandstone fireplace with open fire.

The formal dining room looks out over the rear garden and the games room has a view to the front towards Caundle Brook. This room lends itself to a whole host of usages and could easily be used for multi-generational living with scope to incorporate an en-suite.

The kitchen has plenty of room for a table and chairs for informal dining and is fitted with a range of units consisting of pull out larder cupboard, drawer units and eye level cupboards. There is a generous amount of work surfaces, tiled splash back and a one and a half bowl sink and drainer with a swan neck mixer tap. There is also a water softener. There is space and plumbing for a dishwasher plus space for a slot in electric cooker and fridge/freezer.

From the kitchen there is a side lobby with storage and access to the combined utility and cloakroom.

##### First Floor

The spacious galleried landing takes full advantage of the rural views with two large windows to the front elevation and also benefits from good storage. There are three generously sized double bedrooms plus a fourth bedroom could accommodate a double bed, if required.

The family shower room is fitted with a luxury and modern suite consisting of large walk in shower cubicle with mains shower, wall hung wash hand basin and a wall hung WC.

The family bathroom is also fitted with a luxurious contemporary suite with a large double ended bath with wall mounted spout and tap plus a hand held shower, wall mounted wash hand basin and wall mounted WC. The floor is laid in an attractive slate effect luxury vinyl tile.

#### Outside

The property is approached from the lane via five bar timber gates that open to a large stone chipped drive with space of multiple cars. There is access to the garden from both sides of the house - this is mostly laid to lawn with some beds and mature trees. It is partly enclosed by timber fencing and hedgerow. There are garden sheds, outside water taps and the oil tank and boiler.

Opposite the entrance to the house there is a further parcel of land that borders Caundle Brook. A fabulous addition to the grounds that offer the option for growing vegetables and keeping chickens - an appealing part of rural life. The whole plot size - excluding the lane - extends to about 0.44 of an acre. Despite its proximity to the brook, this is at low risk area for flooding. The house is on an elevated position.

#### Useful Information

Energy Efficiency Rating D

Council Tax Band E

New UPVC Double Glazed Windows

Oil Fired Central Heating from an external boiler - completely new central heating pipework and radiators throughout and a new hot and cold water system with a new unvented hot water cylinder

Water Softener included

Septic Tank Drainage for this property only

Freehold

#### The Location

##### Stourton Caundle

Stourton Caundle is a picturesque and friendly village in North Dorset, nestled in the beautiful Blackmore Vale countryside. This idyllic rural setting is known for its rolling farmland, peaceful atmosphere, and strong sense of community, making it a sought-after location for those looking to enjoy a quieter way of life while staying well-connected.

The village has a rich history, dating back to the Domesday Book (1086), and is filled with characterful thatched cottages, historic buildings, and traditional English charm. Stourton Caundle was once part of the Caundle Estate, and remnants of its past can still be seen in the village's old stone cottages and St. Peter's Church, which has been a

focal point of the community for centuries.

Despite its rural feel, Stourton Caundle has a vibrant village community, centred around The Trooper Inn, a dog friendly, popular local pub where residents gather for food, drinks, and events. The village also hosts regular community activities, including local clubs, fêtes, and gatherings, making it a welcoming place for families and retirees alike. Surrounded by unspoiled countryside, the village is a paradise for walkers, cyclists, and wildlife enthusiasts. The area is home to a variety of bird species, grazing deer, and other wildlife, offering a true escape into nature.

While Stourton Caundle enjoys its peaceful setting, it is conveniently located near key Dorset towns:

Sturminster Newton (4 miles) – Offers local shops, supermarkets, and amenities.

Sherborne (7 miles) – A historic market town with boutique shops, restaurants, and excellent schools.

For those commuting or traveling further afield, Sherborne's train station provides direct services to London Waterloo in under 2.5 hours, making it possible to enjoy rural life while staying connected to the city.

Stourton Caundle is the perfect place for those seeking peaceful rural living without feeling isolated. Whether you're looking for a family home, a countryside retreat, or a welcoming village community, this Dorset gem has something special to offer.

#### Directions

##### From Sturminster Newton

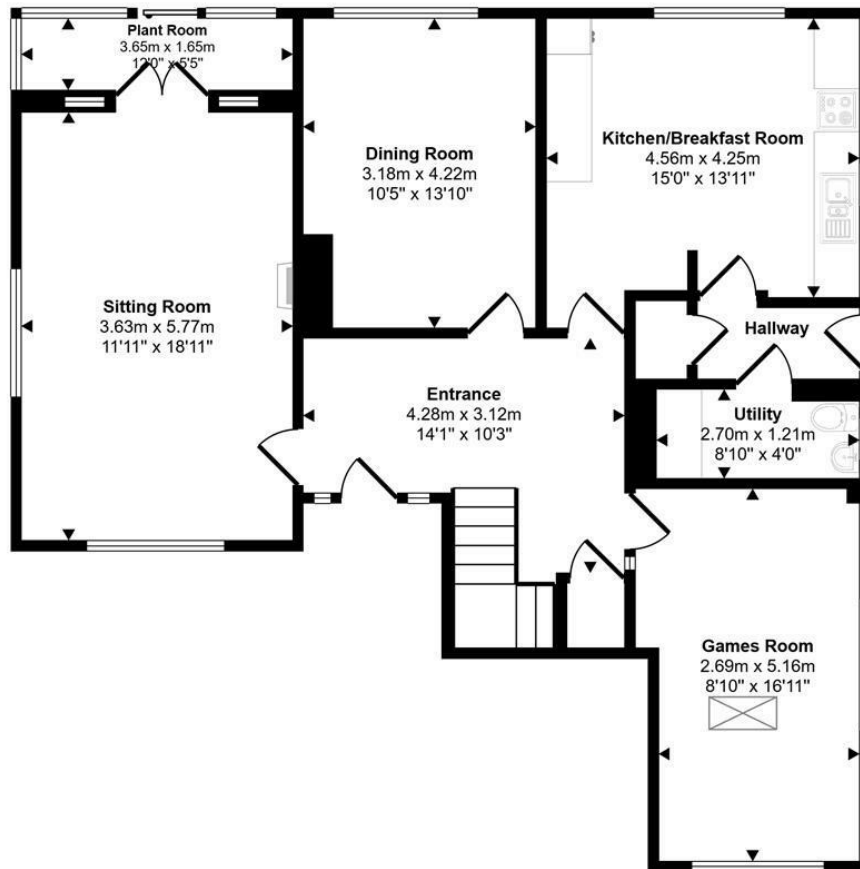
Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right onto the A357 heading towards Sherborne. Continue along this road and take a left turn onto Waterloo Road just after the turning for Sherborne. Proceed along this road and take the next turning left onto Cat Lane. Bear to the left, heading towards Bishops Caundle and immediately take the first turning left into Rowden Mill Lane. Continue right to the end, where the property will be found on the right hand side, just before the entrance to the non-working farm. Postcode DT10 2JT.



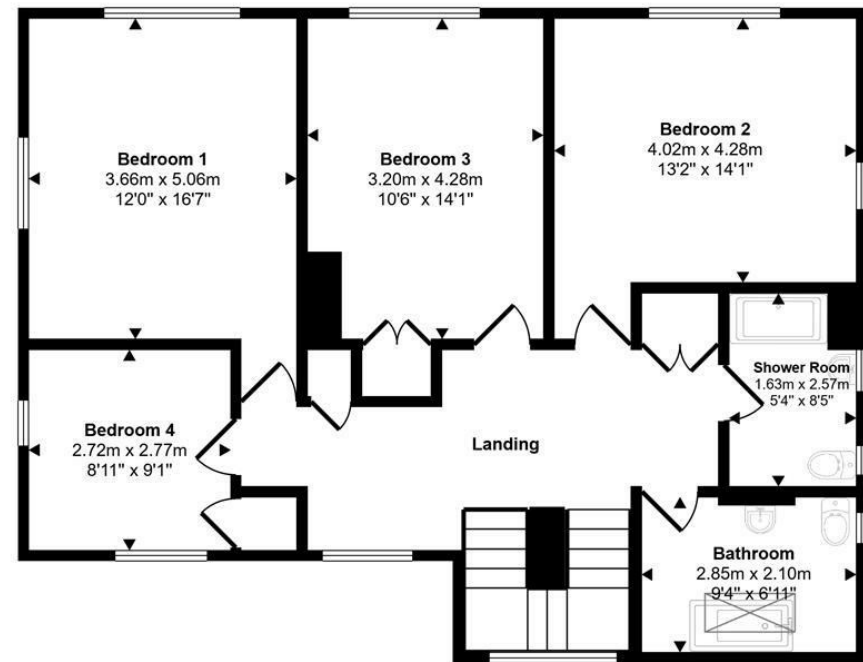




Approx Gross Internal Area  
177 sq m / 1905 sq ft



Ground Floor  
Approx 92 sq m / 989 sq ft



First Floor  
Approx 85 sq m / 916 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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