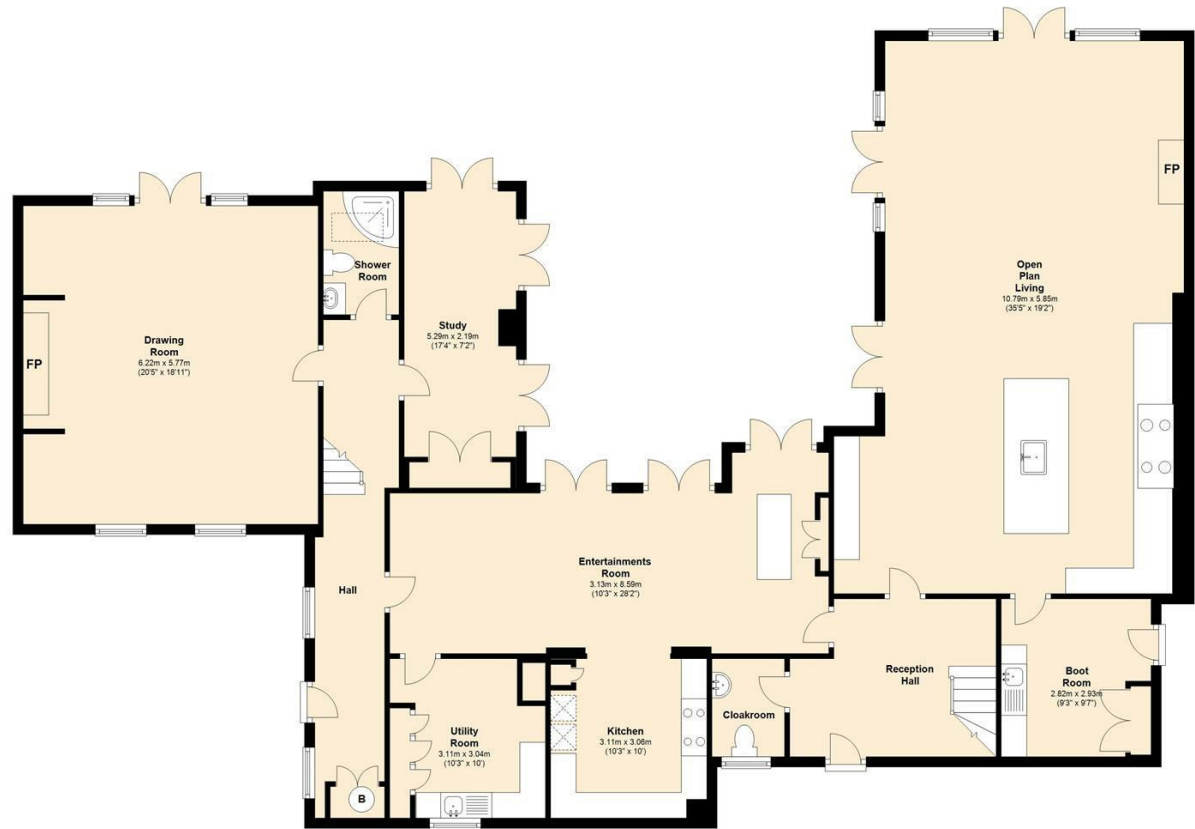


**Ground Floor**

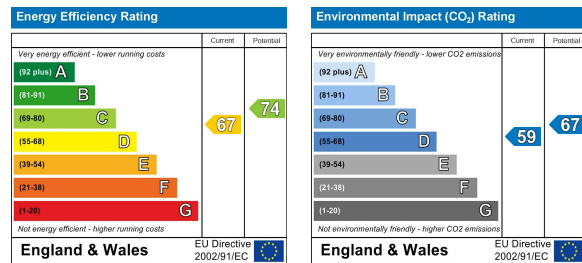
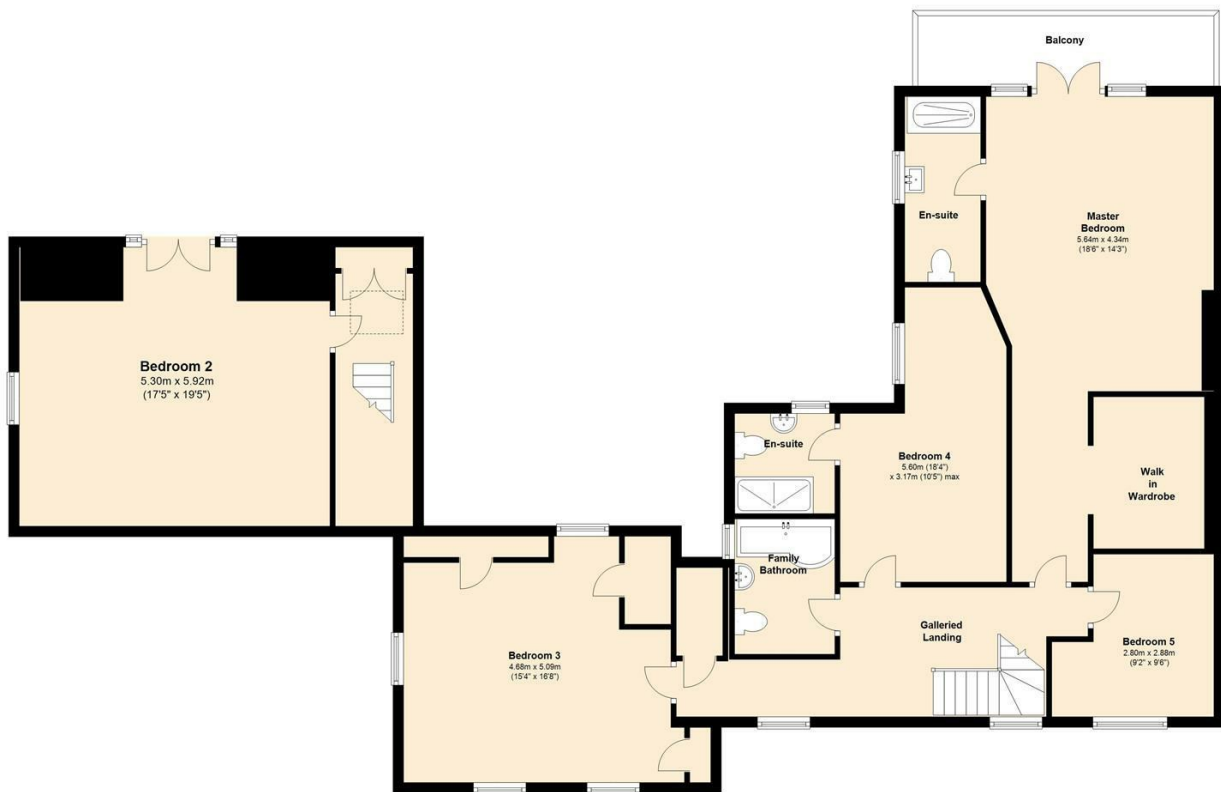
Approx. 206.7 sq. metres (2224.7 sq. feet)



Total area: approx. 362.1 sq. metres (3897.5 sq. feet)

**First Floor**

Approx. 155.4 sq. metres (1672.8 sq. feet)



# Morton • New

selling and letting properties



**The Causeway  
Hazelbury Bryan**

**Asking Price  
£995,000**

Situated on the fringe of the popular and sought after village of Hazelbury Bryan and just a short walk to the local shop and village centre is this exceptional detached family residence, which has recently been re-furbished and extended to provide versatile and well proportioned accommodation sitting in good sized grounds. The property is currently presented as a main home with four bedrooms and a separate one bedroom annexe, however, it would easily integrate into one dwelling, which the current sellers are happy to undertake, if required. The property has been finished to an exemplary standard with bespoke Oak kitchen units and Granite work surfaces in the open plan living area, a range of different flooring throughout and high quality bathroom fittings. The property also benefits from uPVC double glazing and oil central heating via radiators. The accommodation amounts to around 3897 sq ft (362 sq m) of living space.

- Detached Country Residence
- Versatile Accommodation
- Approximately 2 Acres
- Five Good Sized Bedrooms
- Four Reception Rooms
- Desirable and Popular Village
- Garage, Workshop and Stables
- Energy Efficiency Rating D

1 Market House  
Market Place  
Sturminster Newton  
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### Primrose House

#### The Property

In brief, the ground floor accommodation consists of light and welcoming reception hall to the main residence, fabulous open plan living space with dining area, kitchen and sitting area with French doors opening to the rear and side sun terrace, a boot room - essential for country living and cloakroom. A door from the reception hall opens to annexe where there is a lovely entertainment room - currently used as dining and sitting room, a further kitchen fitted with integrated appliances, utility room and hallway with door leading out to the parking area. There is also the study, drawing room and shower room. On the first floor there is the family bathroom and four good sized bedrooms, master with a walk in wardrobe, en-suite and balcony with boasts wonderful rural views. Bedroom three also benefits from an en-suite shower room. There is also a further double bedroom in the annexe with Juliette balcony overlooking the garden and fields to the rear. The accommodation amounts to around 3897 sq ft (362 sq m) of living space.

#### Outside

#### The Outbuildings

Double Garage - 4.93m x 5.21m (16'2" x 17'1") - Timber clad double garage with two up and over doors, vaulted roof and light and power. Gravelled parking for a further three to four cars and five bar gate opening to the drive leading down to the:-  
 The Workshop - 15m x 6m (49'2" x 19'8") - Light, power and water.  
 The Stables - 6m x 3.5m (19'8" x 11'5") - L shaped stable block with three stables and tack/feed room.

#### The Grounds

A paved sun terrace to the rear of the property provides plenty of space for alfresco entertainment whilst taking in some fabulous views over the grounds and the surrounding Blackmore Vale countryside. The lawn offers the option to landscaped to one's own design and there is a large playground area for the children and pets to let off steam. There are two enclosed paddocks by the workshop and stable block. The grounds extend to about two acres.

#### Location

The property is situated on the fringe of the popular and sought after village of Hazelbury Bryan, which lies in the beautiful Blackmore Vale countryside and is about 5

miles from the picturesque market town of Sturminster Newton. The village itself has a lively community with many events taking place around the area and also in the village hall. For every day essentials there is the Red Barn shop. Hazelbury Bryan also offers a public house, park and primary school. Sturminster Newton has further facilities with supermarket, shops, doctors surgery and so forth. Sherborne with a mainline train station is about 12 miles away.

#### Directions From Sturminster Newton

Leave the town via Bridge Street at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for about 4 and half miles into Hazelbury Bryan. At the Antelope public house turn right. Continue passed the Red Barn shop and the property will be found just after on the left hand side.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.