



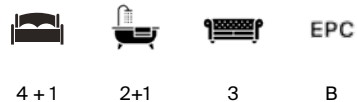
HECTORS NEW FIELD

Corscombe Road, Halstock, Somerset



A STYLISH DESIGNED ECO-MODERN PROPERTY

situated within walking distance of Halstock village and set in a mature 2 acre garden with kitchen garden, heated swimming pool and fully habitable summer house.



Local Authority: Dorset Council

Council Tax band: F

Tenure: Freehold

Postcode: BA22 9RY What3words:///gentle.trends.paddocks

Services: Mains electricity and water. Private drainage. Air source underfloor heating. Swimming pool heated by air source heat pump. Solar Panels on garage.

Viewings strictly by appointment only through Knight Frank LLP



SITUATION

Hectors New Field is situated in open countryside on the edge of the small village of Halstock. The village has a church, village hall, community run village shop and Post Office, with the neighbouring villages of Corsecombe and East Coker both having pubs. The nearby town of Beaminster offers a more extensive range of amenities including pubs, restaurants, shops including a greengrocer, bakery and butcher as well as a doctor's surgery, pharmacy and dentist. The local area has excellent schooling from both the private and state sectors including Sticklands CEVA Primary School (Evershot), Beaminster School (Secondary), Hazlegrove, The Sherborne Schools, Leweston and Perrott Hill. For more extensive requirements Yeovil, Crewkerne and Dorchester are all nearby offering a good range of shops, business, and leisure facilities. Mainline Rail service from Yeovil Junction to London Waterloo (2 hours 20 minutes). For wider travel there are airports at Bournemouth, Bristol and Exeter offering connections to both UK and international destinations.







THE PROPERTY

Hectors New Field is an attractive detached contemporary house newly built in 2016 and designed by Sara Gardhouse an architect who has appeared on Grand Designs. It is constructed of timber framework, clad with render and Purbeck stone elevations with an extensive use of glass taking full advantage of its elevated position and the commanding views over its gardens and the surrounding Dorset countryside. The impressive handmade front door opens into the double height hall which in turn leads into the generous sitting room with teak parquet flooring and a modern 4Kw wood burning stove. This room leads into both the studio/spare double bedroom and spacious open plan sitting/dining room with it's own wood burning stove and sliding glass doors with direct access to the large terrace, designed for alfresco dining and entertaining. There is a large kitchen with bespoke units, Elm island with double sinks and Fisher and Paykel extractor over the Lacanche oven. Sliding pocket doors enable the kitchen to be closed off. Two utility rooms lead from the kitchen alongside a WC wrapping back around to the front hall. On the first floor there are four large double bedrooms, three of which have magnificent garden/rural views. The principal bedroom suite contains a wander-in shower and a bath with a fantastic view over the fields. The remaining three bedrooms are serviced by an additional family bathroom.







GARDEN AND GROUNDS

The house is approached off the village road via bespoke metal double gates onto a gravelled drive with parking for six cars. Adjacent to the drive is a large garage with attached studio. The garden has several distinct areas including the kitchen garden with large fruit cage, asparagus bed, large Hartley Botanic greenhouse with water and electricity, raised beds and potting shed. Formal lawns enclosed by Hornbeam hedges, a gazebo with views across the valley and down a gentle slope is an orchard with Japanese inspired summer house, which is fully habitable and contains a double bed, it's own boiler, shower, WC and kitchenette, offering perfect additional guest accommodation with its own terrace overlooking the large lily pond and outdoor air source heated swimming pool (11m x 5m). This area of the garden is very private and is surrounded by mature shrubs and flowers. There is also a small river which runs along the edge of the boundary. There are dozens of mature specimen trees planted throughout the garden.





Corscombe Road Halstock, Yeovil

Gross Internal Area (Approx.)
 Main House (Excl. Void) = 268.6 sq m / 2,891 sq ft
 Garage / Studio = 59 sq m / 638 sq ft
 Outbuilding = 23 sq m / 252 sq ft
 Total Area = 350.6 sq m / 3,781 sq ft

Further Outbuildings (Not Drawn) = 46.5 sq m / 500 sq ft



Garage / Studio

(Not shown in actual location or orientation.)

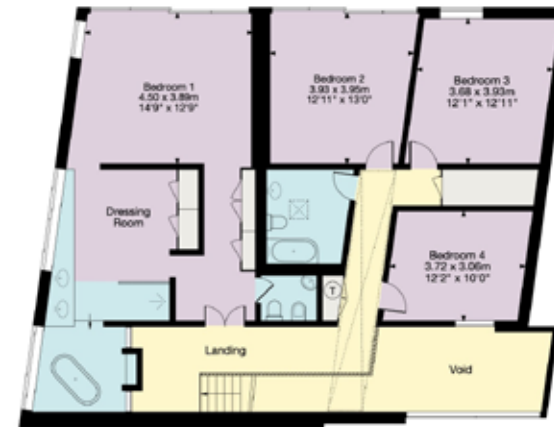


Outbuilding

(Not shown in actual location or orientation.)



Ground Floor
Main House



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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