

An aerial photograph of a single-story stone house with a brown tiled roof. The house features a large glass sunroom on the left side and a smaller glass extension on the right. The property is surrounded by a large green lawn, a gravel driveway, and mature trees. The Symonds & Sampson logo is visible in the top right corner.

Symonds
& Sampson

Copse Hill Farm

Broad Oak, Sturminster Newton, Dorset

Copse Hill Farm

Broad Oak
Sturminster Newton
Dorset DT10 2HJ

A spacious and modern house boasting a stunning outlook
with pasture and woodland



 12.42 acres

- A triple fronted ranch style detached bungalow
- Spacious living accommodation extending to over 2,500 ft²
 - Agricultural Occupancy Condition
 - Useful double garage with office over
- Stunning westerly views from all principal rooms
 - Timber stable block
- 3 pasture fields with pockets of mixed woodland
- Accessible position 1 mile from Sturminster Newton
- Further 6.72 acres available, guide price £100,000

Guide Price **£795,000**

Freehold

Sturminster Newton
01258 472244
sturminster@symondsandsampson.co.uk



THE DWELLING

An individually designed ranch style dwelling with well-appointed spacious accommodation. The original bungalow was constructed in the early 1980's and was substantially extended and modernised in 2013 to create the open plan kitchen, multiple living rooms and the master bedroom suite with walk-in wardrobes and large ensuite bathroom. The original part contains 3 further bedrooms and a study. The principal rooms and 2 bedrooms enjoy patio door access onto a wraparound patio and lawned garden boasting stunning westerly views.

The dwelling benefits from a large, gravelled drive and parking area leading to a double garage with interconnecting door to the house and a large office over with external staircase.

THE LAND

Near the house are twin timber stables (12' x 12') and lockable feed room.

The land is situated in front of the dwelling and provides 3 fields of permanent pasture which for many years was grazed by the previous owners' Hereford suckler herd. Dotted around the periphery of the holding are 4 areas of mixed broadleaf woodland adding to the conservation and amenity value and providing a level of seclusion. There are two further access points from the highway.

LOCATION

The farm is situated in a private position on the edge of the hamlet of Broad Oak with Piddles Wood forming the eastern boundary. Only 1 mile north and visible from the house is the former market town of Sturminster Newton which provides a range of everyday facilities including primary and secondary schools, boutique shops, a small supermarket, leisure centre and 2 public houses. Lying in the beautifully rural Blackmore Vale, the larger towns of Sherborne, Blandford and Shaftesbury are all approximately 10 miles distant.

The area is renowned for its private schooling including Bryanston, Clayesmore, Leweston and the Sherborne schools, all within a 30-minute drive.

The world-famous Dorset Jurassic Coast is within a 60-minute drive.

On the doorstep are an abundance of lanes, footpaths and bridleways to enjoy country living to the full.



DIRECTIONS

From Sturminster Newton travel south over the River Stour turning off the A357 at The Bull Tavern and drive up the hill into Broad Oak. Take the first fork left up Copse Hill to the top to the last dwelling on the left before Piddles Wood.

What3Words: /// gurgled.twinkled.rosette

ADDITIONAL LAND

Below the main holding is a further 5 acre field of pasture land and small plantation of conifer and broadleaf woodland. The block enjoys a separate direct road access at the bottom and will have a right of access at the top. This field has a water meter and extends in total to 6.72 acres (2.72 hectares).

MATERIAL INFORMATION

Planning

The dwelling was granted consent in 1981, application no. 2/81/5(54) whereby condition 1 states the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture or forestry.

SERVICES

Mains electricity, mains water, mains gas central heating.

Private drainage.

Broadband coverage.

Good mobile coverage inside and out on most networks.

LOCAL AUTHORITY

Dorset Council Tax Band E

EPC rating D

VIEWINGS

Strictly by appointment with Symonds and Sampson

Tel: 01258 472244



Additional Land

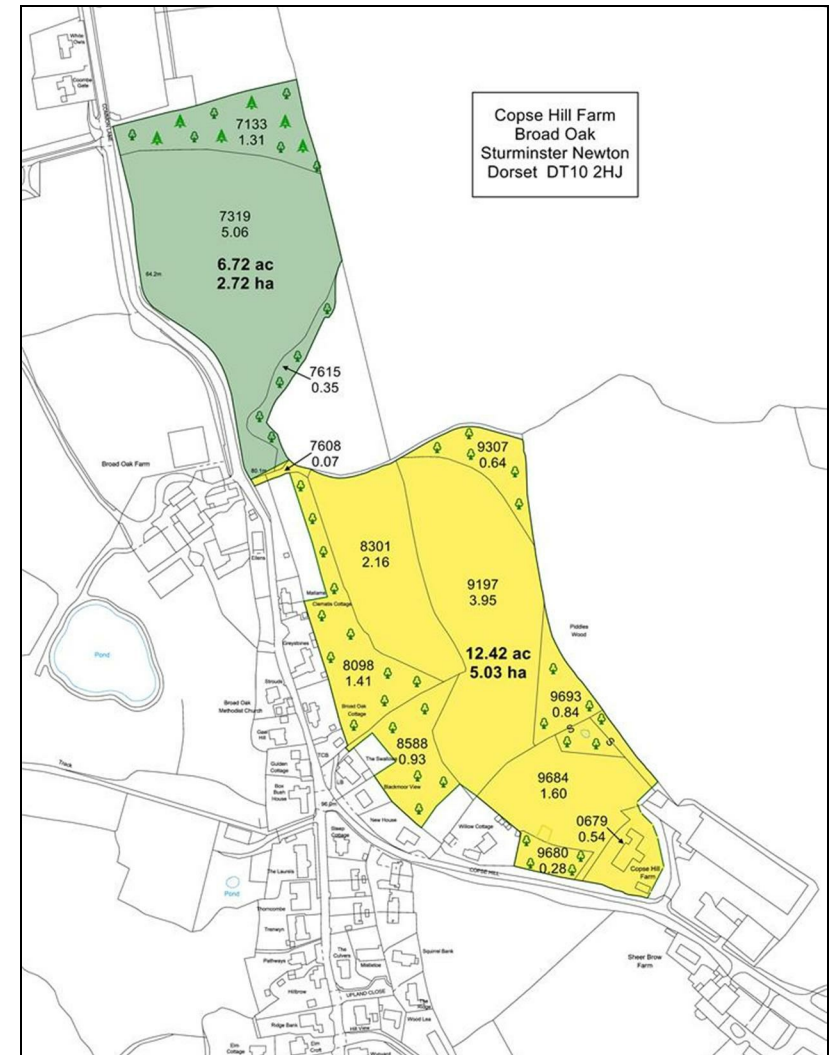
Copse Hill Farmhouse, Broad Oak, Sturminster Newton



Approximate Area = 2539 sq ft / 235.8 sq m
Garage & Office = 661 sq ft / 61.4 sq m
Total = 3200 sq ft / 297.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1405541



SN/AJT/Feb2026



naei | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01258 472244

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

Symonds
& Sampson

