

Symonds & Sampson

Golden Hill House

Golden Hill, Stourton Caundle, Dorset

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Golden Hill
Stourton Caundle
Dorset
DT10 2JW

A handsome village house offering spacious and versatile accommodation extending to five bedrooms across three floors. Having benefitted from significant improvements including the roof, heating system and wiring, the property now presents an exceptional opportunity for modernisation, with generous gardens, ample parking and potential for further extension, subject to consent.

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- Handsome semi-detached village house offering over three floors of versatile accommodation
- Five double bedrooms
- Significant improvement works completed, including a new heating system, updated electrical wiring and roof improvements
- Exceptional opportunity to modernise and create a bespoke family home, with potential for a substantial two-storey rear extension (subject to the necessary consents)
- Generous rear garden
- Sought after village location

Guide Price £550,000

Freehold

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THE DWELLING

Handsome and generously proportioned semi-detached residence, offering flexible accommodation arranged over multiple floors and a pleasing sense of scale throughout. The house retains a number of characterful features and presents well-balanced rooms, now offering scope for comprehensive modernisation and refinement, subject to requirements.

The property has benefitted from a programme of essential works in recent years, including improvements to the roof, electrical wiring and a new heating system. The property now requires updating throughout, presenting an increasingly rare opportunity to create a tailored village home of distinction, with the ability to reimagine the interiors to suit contemporary living while retaining its inherent charm and proportions. Furthermore, the property offers potential for a substantial two-storey rear extension, subject to the necessary consents, which could significantly enhance both the accommodation and overall functionality of the house, creating a more expansive family home suited to modern requirements.

ACCOMMODATION

The ground floor is particularly well proportioned and offers a highly adaptable arrangement of living space, ideally suited to both family occupation and entertaining. To the front elevation, two elegant reception rooms sit either side of the entrance, each enjoying excellent natural light and generous proportions, lending themselves equally to formal or informal use. These principal rooms flow through to the rear where an open-plan kitchen and dining area forms the true heart of the home. The kitchen is well arranged with ample space for dining furnishings, creating a sociable and practical setting for everyday living.

Adjoining the kitchen, a useful pantry provides further storage and functionality, with access to a ground floor cloakroom. From here, a conservatory extends the living accommodation, offering a bright and versatile additional reception space with views over the garden. This area could continue in its current use or, subject to preference, be reimagined as part of a wider programme of updating and enhancement.

On the first floor, there are three well-proportioned double bedrooms, all enjoying a pleasant sense of space and natural light. This level is served by both a family bathroom and a separate shower room, a particularly practical arrangement for modern family life or visiting guests.

The second floor has been sympathetically converted to provide two further double bedrooms within the roof space, each enhanced by skylights which bring in natural light and create an airy, loft-like feel. These rooms offer excellent flexibility for guest accommodation, home working or ancillary bedroom use.

Overall, the house presents an increasingly rare combination of scale, character and flexibility, and while it is already a most comfortable and charming home, it would now benefit from updating in parts. This presents a discerning purchaser with the opportunity to refine and reimagine the interiors, creating a bespoke village residence tailored entirely to their own requirements.

GARDEN

Externally, the property is approached via a driveway from the road, providing ample off-street parking for several vehicles. Immediately adjoining the house, a patio terrace offers an ideal space for outdoor seating and al fresco dining, with a natural transition leading onto the main area of garden.

The garden itself extends to the rear and is notably generous in both length and depth, creating a pleasantly unexpected sense of space. Predominantly laid to lawn, it is bordered and enclosed by mature hedging, established shrubs, and a selection of trees, which together provide a good degree of privacy and a mature, settled feel. Within the garden there are several useful storage sheds.

SITUATION

Stourton Caundle is a popular village known for its strong sense of community and attractive rural surroundings. The village offers a range of local amenities including a village hall, and public house, while more comprehensive facilities can be found in the nearby market towns of Sturminster Newton and Sherborne.

Sherborne, located a short drive away, provides an excellent range of amenities, combining historic charm with everyday convenience. The town is well known for its selection of independent shops, boutiques, cafés, and restaurants, centred around its attractive high street and abbey.

Education in the area is particularly well regarded, with a strong choice of both state and private schooling. Notable schools include Sherborne School, Sherborne Girls, and The Gryphon School, making the area especially appealing to families.

Sherborne also benefits from a mainline railway station, Sherborne Railway Station, which provides regular services to London Waterloo and the West Country. Additional rail services are available from nearby Templecombe, further enhancing connectivity.

Closer to home, the neighbouring village of Bishops Caundle offers a local shop, adding to the convenience of the area.

The wider area is well connected, with good road links to the A30 and A303, providing access to larger towns and cities across the region. The surrounding countryside offers a wealth of walking, cycling, and outdoor pursuits, making this an ideal location for those seeking a balance between village life and accessibility.

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property.
Oil-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is available at the property for further information please see - https://www.ofcom.org.uk
Dorset Council
Council Tax Band: E

The property is situated within a conservation area.

DIRECTIONS



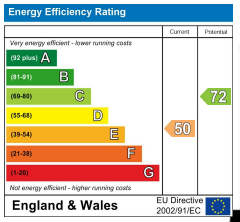


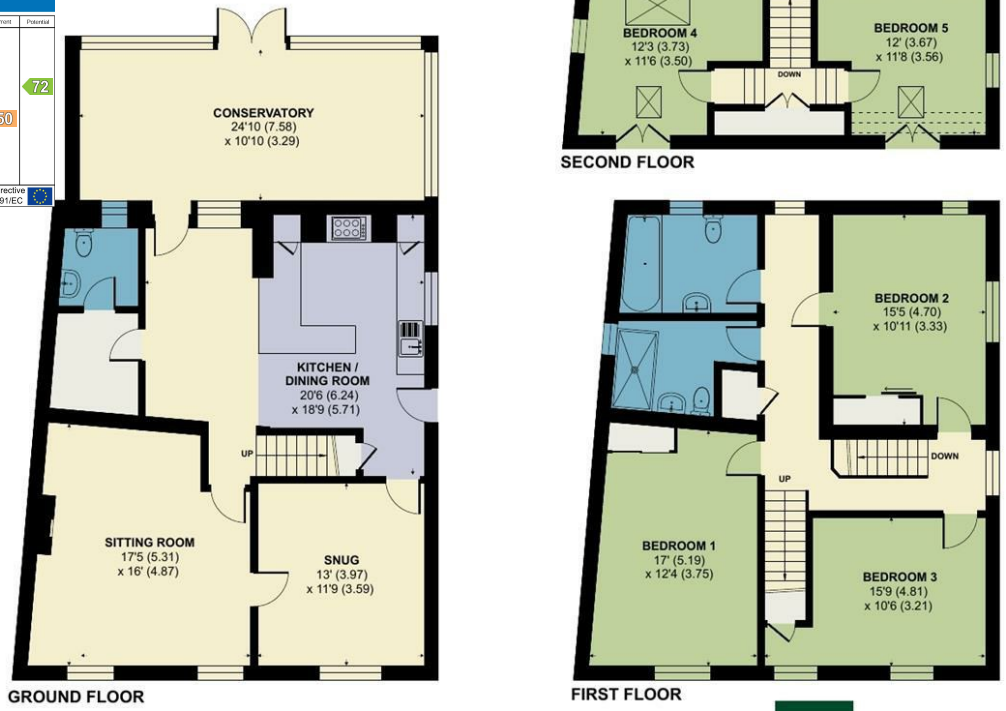


Stourton Caundle, Sturminster Newton

Approximate Area = 2342 sq ft / 217.5 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Total = 2377 sq ft / 220.7 sq m
For identification only - Not to scale

Denotes restricted head height





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: 1463836





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