



1 Violet Cross, Pidney, Hazelbury Bryan, Sturminster Newton, Dorset, DT10 2FZ

A new build end of terrace house, very well presented and with parking for two cars in this smart development in a well regarded village.

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- End of terrace newly built house
- Private rear garden with gate
- No chain
- Side parking for two cars
- Very well presented

Guide Price £316,875

Freehold

THE PROPERTY

Violet Cross is a new build development in the small enclave of Droop in Hazelbury Bryan. Built only three years ago, the house is well presented with a highly sensible layout. The the rear is a large reception room with views of the garden and an understairs cupboard. The kitchen is well fitted out with all the usual appliances built in. A guest wc is just by the front door.

Upstairs are three bedrooms, two doubles and a single. The family bathroom has a bath with shower over and a heated towel rail.

OUTSIDE

An enclosed rear garden is laid to lawn and ready for making ones own, if desired. There is access from the sitting room via the glazed French doors to the patio terrace, ideal for al fresco entertaining and a side gate from the parking area for ease. There is a shed within the garden.

SITUATION

Hazelbury Bryan is located in the heart of Thomas Hardy's Wessex, approximately central within the triangle formed by the towns of Blandford Forum, Sherborne and Dorchester. It is on the edge of the Blackmore Vale and adjacent to Bulbarrow Hill. The village which featured in the Sunday Times 2015 top 50 places to live, is primarily supported by services located in Sturminster Newton about 4 miles distant, the larger towns such as Sherborne, Yeovil, Dorchester and Blandford Forum which are within about a half hour drive from the village . Hazelbury Bryan is the Parish name that embraces seven hamlets making up the residential areas. They are Droop, Kingston, Parkgate, Pidney (including Partway), Pleck, Wonston and Woodrow.

The village has a local shop, community sports field and a children's play area and The Antelope Inn. The Village Hall on Partway is an active centre of community life. The main Church for the village and the primary school are located at the south-eastern point, in Droop.

DIRECTIONS

What3words:///foreheads.unloaded.peroxide

SERVICES

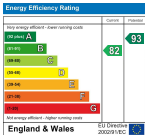
Mains water, electricity and drainage are connected. Electric heating with individual radiators.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details. Council Tax Band: D Dorset Council Tel: 01305 221000 Photographs taken June 2026 Service Charges: Development commands £357pa for upkeep of site, reviewed annually. Agents Notes: The house will be sold as Freehold*. It is currently leasehold - 990 years from and including 1st January 2023, thereby with 987 year remaining. The lease contains provisions entitling the tenant to require that the freehold estate in the land demised be transferred in the circumstances therein mentioned.*Vendor has researched this point.

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Approximate Area = 918 sq ft / 85.2 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). © nrichcom 2026. Produced for Symonds & Sampson. REF: 1486187

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